

Application Number:	P/FUL/2024/02884
Webpage:	Planning application: P/FUL/2024/02884 - dorsetforyou.com
Site address:	Redlands Community Sports Hub Dorchester Road Weymouth DT3 5AW
Proposal:	Refurbishment of existing floodlit Artificial Grass Pitch & construction of a new floodlit Artificial Grass Pitch. Erection of maintenance building with toilet, spectator area, new pedestrian perimeter path, relocation of practise cricket nets & new cricket match wicket. Construct reinforced grass matting overflow parking area and landscaping works.
Applicant name:	Active Dorset
Case Officer:	James Lytton-Trevers
Ward Member(s):	Cllr Northam

1.0 Reason for committee determination

The land the subject of the application is owned by Dorset Council.

2.0 Summary of recommendation:

GRANT subject to conditions.

3.0 Reason for the recommendation:

- Para 11 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise.
- The location is considered to be sustainable and the proposal is acceptable in its design and general visual impact.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application.

4.0 Key planning issues

Issue	Conclusion
Principle of development.	The proposals would be compatible with the existing use of the site and bring enhancement to sport provision.
Character and appearance of the area.	The proposal would have limited intrusion in this location amongst existing similar facilities.
Amenity of neighbouring properties.	The design of the floodlighting and car park would be acceptable.

Flood risk and drainage.	Adequate methods would be provided to deal with drainage.
Highway safety, access and parking.	The proposal would not give rise to danger to road users.
Trees and landscape.	There would be suitable hard and soft landscaping within the development.
Biodiversity.	Suitable BNG can be provided and protected species would not be adversely affected.

5.0 Description of Site

5.1 The site is approximately 2 miles to the north of Weymouth and occupies a site of approximately 13.5 hectares, of which a substantial proportion is playing field. There are a number of buildings of which the largest is the Sports Centre containing two indoor sports halls, squash courts, several activity rooms, creche, café and changing rooms spread over two floors. Other small buildings located adjacent to the Sports Centre are used for storage and maintenance. There are two artificial grass pitches (AGP), one a hockey pitch located adjacent to the access road and the other a sports pitch located immediately north of the hockey pitch. There are two car parks, one located adjacent to the Sports Centre and the other adjacent to the existing artificial grass hockey pitch. These can accommodate 80 cars with 4 disabled spaces. The site is accessed from the Dorchester Road (B3159) via a single, two way access with pavement and which enters the main car park and then passes the Sports Centre to reach the second car park. There is also a large electricity substation in a cordoned area adjacent to the access road. There are currently 14 outdoor pitches for a variety of different sporting activity of which 2 are artificial grass.

5.2 The land is almost flat with a nominal fall of 1m across the entire site and almost entirely laid to grass with a few standard trees lining the access road and the remaining boundaries are either unmanaged scrub, woodland or fencing. A line of tall conifers lies next to the electricity substation.

5.3 The site is mainly surrounded by residential properties to the south and west with The Wey Valley Academy to the north and railway line to the eastern boundary, which runs parallel to the Weymouth Relief Road (A354), with Lorton Meadows Nature Reserve on the opposite side of this, to the east. The nearest residential property is to the south on Greenway Road.

6.0 Description of Development

6.1 The proposals fall into four parts:

- The existing Artificial Grass Pitch (AGP) north of the hockey pitch would be refurbished and a spectator area added on the west side.
- A new artificial grass pitch on the existing playing field adjacent to the access road, to the east of the Sports Centre and next to the existing artificial grass hockey pitch. It would be floodlit by 6 sports light columns arranged equally on

the perimeter of the pitch. A spectator hard standing would be located on the west side and a storage and toilet block on the east side.

- An overflow car park would be constructed immediately east of the Sports Centre and along the access road on an area of border grass and a small, redundant activity zone. It would have 120 spaces and be constructed from reinforced grass matting. It would have a one way system where vehicles would enter at the west end and leave at the east end. Additional standard trees would be added in the gaps between the existing standard trees.
- A new 2.5m wide asphalt path would start at the Sports Centre and circumvent the entire site connecting the Sports Centre, car parks, pitches (both grass and artificial grass) and link with an existing pedestrian access to the Wey Valley Academy. It would follow the existing boundaries and create a complete loop.

6.2 As a consequence of the above proposals, the 14 existing pitches including the cricket pitch would be re-arranged bringing the total number to 16 pitches for a variety of different sporting activity, of which 3 would be artificial grass.

6.3 The application was accompanied by comprehensive plans and the following supporting documents:

Arboricultural Impact Assessment;
Tree Data Schedule;
Construction Environmental Management Plan (CEMP);
Flood risk assessment;
Noise Management Plan;
Environmental Noise Assessment;
Proposed flood lighting;
Lighting impact report & overspill readings;
Design and access statement;
Sustainability Statement;
Biodiversity net gain Statement Updated;
Transport Assessment;
Travel Plan; and,
Preliminary Ecological Appraisal Updated.

7.0 Relevant Planning History

88/01046/REM - Decision: GRANT - Decision Date: 10/08/1989
Demolition of existing outbuildings and erection of new sports hall changing rooms and store

87/00470/OUT - Decision: GRANT - Decision Date: 18/03/1988
Erection of extension to provide sports hall sports room and ancillary facilities

97/00558/FUL - Decision: GRANT - Decision Date: 10/12/1997
Construction of all-weather sports pitch with fencing and floodlighting (revised proposal)

03/00218/COU - Decision: GRANT - Decision Date: 07/05/2003
Change of use of sports hall 3 to creche

03/00029/FUL - Decision: GRANT - Decision Date: 07/03/2003
Erection of garage (for use as store room)

09/00753/FUL - Decision: GRANT - Decision Date: 10/03/2010
Construction of indoor tennis centre and relocation of existing floodlights

09/00165/FULM - Decision: GRANT - Decision Date: 24/06/2009
Construct full size synthetic turf pitch (STP), 3 no. multi use games areas (MUGA), new car park, enhancement to access road, provision of changing rooms, lighting, drainage and other enabling and ancillary development, including realignment of existing grass pitches

10/00682/RELA - Decision: GRANT - Decision Date: 14/10/2010
Construction of indoor tennis centre and relocation of existing floodlights without compliance with condition 8 of previous planning permission ref 09/753/FUL- increase the maximum average illuminance level to 415 lux

12/00230/FUL - Decision: GRANT - Decision Date: 17/05/2012
Partial re-roofing and re-cladding of existing sports hall building

8.0 List of Constraints

TPO (WPBC/244)

Legal Agreements S106

Site of Special Scientific Interest (SSSI) impact risk zone; - Distance: 0

Risk of Surface Water Flooding

Minerals and Waste Safeguarding Area

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

9.1 Sport England – No objection, conditional of:

- The design and layout of infill containment measures (i.e. to prevent infill such as the base layer leaching outside) for the refurbished artificial grass pitch;
- A community use agreement for outdoor sports facilities, changing and car parking and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review; and,
- A management and maintenance schedule and a mechanism for replacement of the pitch and testing to comply with FIFA Quality certification.

9.2 Wessex Water – No reply

9.3 Dorset Police Architectural Liaison Officer – No reply

9.4 Natural Environment Team – Comment

- More information from the lighting survey is required to provide a more detailed description to assess impacts on bats.

9.5 Rights of Way Officer – No reply

9.6 Highways – No objection, conditional of:

- Turning/manoeuvring and parking construction;
- Cycle parking scheme to be submitted;
- Travel Plan to be implemented; and,
- Compliance with Construction Environmental Management Plan.

9.7 Ramblers – No reply

9.8 Flood Risk Management – No objection, conditional of:

- Surface water management during construction; and,
- Maintenance and management of the surface water drainage scheme

9.9 Env. Services – Protection – No comment.

9.10 Arboricultural Team – No objection, conditional of:

- Works undertaken in accordance with the Arboricultural Impact Appraisal and Method Statement.

9.11 Asset & Property– No reply

9.12 Dorset Fire & Rescue Service - No reply

9.13 Dorset Wildlife Trust – No reply

9.14 Minerals & Waste Policy – No objection.

9.15 Woodland Trust – No reply

9.16 SGN (Southern Gas Networks) – No reply

9.17 Weymouth Town Council – No objection.

Representations received

Total - Objections	Total - No Objections	Total - Comments
1	0	0

Petitions Objecting	Petitions Supporting
0	0

Summary of comments of objections:

- Noise nuisance
- Light nuisance.
- Possible effect on bats.

10.0 Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

11.0 Relevant Policies

Development Plan

West Dorset, Weymouth & Portland Local Plan 2015-2031

- INT 1. PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
- ENV 1. LANDSCAPE, SEASCAPE AND SITES OF GEOLOGICAL INTEREST
- ENV 2. WILDLIFE AND HABITATS
- ENV 5. FLOOD RISK
- ENV 10. THE LANDSCAPE AND TOWNSCAPE SETTING
- ENV 12. THE DESIGN AND POSITIONING OF BUILDINGS
- ENV 16. AMENITY
-
- COM 2. NEW OR IMPROVED LOCAL COMMUNITY BUILDINGS AND STRUCTURES
- COM 4. NEW OR IMPROVED LOCAL RECREATIONAL FACILITIES
- COM 5. THE RETENTION OF OPEN SPACE AND RECREATIONAL FACILITIES
- COM 7. CREATING A SAFE AND EFFICIENT TRANSPORT NETWORK
- COM 9. PARKING STANDARDS IN NEW DEVELOPMENT
- SUS 2. DISTRIBUTION OF DEVELOPMENT

Material Considerations

Emerging Local Plans:

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The draft Dorset Council Local Plan

The Dorset Council Local Plan Options Consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in the draft Dorset Council Local Plan should be accorded very limited weight in decision making.

Emerging Neighbourhood Plans

Weymouth Neighbourhood Plan - In preparation – limited weight applied to decision making.

National Planning Policy Framework:

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Other relevant NPPF sections include:

- Section 4. Decision making: Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 12 'Achieving well designed and beautiful places' indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- Paragraphs 185-188 set out how biodiversity is to be protected and encourage net gains for biodiversity.

National Planning Practice Guidance

Supplementary Planning Document/Guidance

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Supplementary Planning Documents/Guidance:

Weymouth & Portland Urban Design (2002)
Landscape Character Assessment (Weymouth & Portland)

12.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

13.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have "regard to" and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

- People with disabilities, mobility impairments or pushing buggies would be accommodated with the new footpath around the site connecting the Sports Centre with the pitches and car parks.

- The proposal would utilise the existing disabled parking provision and appropriate access routes.
- The proposed new path/hard standing areas around the proposed 3G AGP and existing 3G AGP would be compliant with the Disability Discrimination Act (DDA) regulations and Sport England's Technical Design Guidance Note 'Accessible Sports Facilities 2010'.

14.0 Financial benefits – none.

15.0 Environmental Implications

15.1 Photovoltaic panels are being installed on the Sports Centre roof. Most materials used to construct 3G sports pitches can now be re-used, recycled, repurposed, and recovered.

15.2 Green infrastructure, soft landscaping and planting, will be provided by the proposed biodiversity enhancements for the development.

15.3 A sustainable drainage strategy is proposed for the development.

15.4 A Site Waste Management Plan will be prepared alongside a construction phase plan, in preparation for the construction stage of this project.

15.5 Mixed recycling bins would be provided within both 3G sports pitches for players to deposit litter into.

15.6 The proposed maintenance building with toilet is a simple structure and does not contain any renewable energy generation features. Instead, eight roof lights would be incorporated into the clad roof to provide natural daylight into the building when it is used. As such, the energy consumption of the building is limited to simple lighting only – a light to the pedestrian entrance to the maintenance workshop area and a light to the accessible toilet. As a consequence, the carbon emissions would be negligible.

15.7 Measures to reduce embodied carbon emissions could be applied to this development, including:

Reuse materials like stabilising and performance infill materials within 3G artificial turf pitch surfacing and base and foundation aggregates.

Use recycled materials like containment barriers installed fence enclosure of each 3G sports pitch. These containment barriers will be manufactured using 100% recycled materials, with the majority content from recycled artificial and synthetic turf pitches.

Use low-carbon concrete mixes within poured foundations for lighting masts, fence posts, and the slab foundation for the maintenance building.

Use fewer finishings like the maintenance building which is designed as a functional structure with vital cladding and door finishes only.

16.0 Planning Assessment

Principle of development

16.1 The proposals have been brought about owing to the need to improve the facilities at the Redlands Community Hub. The Dorset Playing Pitch Strategy and Local Football Facility Plan currently highlights a need for an additional 1.5 artificial grass pitches (AGPs) in the Weymouth/Portland Sub Area. Redlands Community Hub falls within this Sub Area and therefore would support the strategic need locally.

16.2 The proposal includes a refurbishment of the existing 100m x 64m AGP which is in a state of disrepair and no longer meets the performance standards required for affiliated match play. The refurbishment includes technical improvements to ensure the AGP is aligned with current FA/FF 3G technical specifications.

16.3 The proposed new AGP would be 91m x 55m which would accommodate all community football including adult matches, apart from National League System (NLS) clubs and above from Grade 6 of The FA Ground Grading (which is not proposed on this site). The AGP would replace a natural turf pitch of a smaller size, therefore, offering more formats of football as well as a training need.

16.4 The applicant, Active Dorset and Dorset FA have carried out comprehensive community/user engagement to devise a programme of use for the proposed facility. Currently Ridgeway FC, Weymouth Cougars FC and Chickerell FC are aligned to the developing programme of use for affiliated matches where a 91m x 55m AGP is a sufficient size to cater for this provision. All other proposed provision on the AGPs is to cater for football training needs and/or to host recreational football initiatives, where there are no set requirements on dimensions. The project leads are engaged with the Football Foundation and the project is currently aligned to The FF procurement framework for delivery. Therefore, the AGPs would meet all technical specifications including LED lighting and infill containment considerations.

16.5 The proposed pedestrian paths and overflow car parking would have no impact on sport pitches and would enhance the infrastructure of the site. These would either occupy left over land between or around the pitches and would not result in the loss of a playing pitch or open space for use as recreation (save for a small redundant activity area).

16.6 In view of the above, the proposals would lead to the enhancement of local, open space and recreational facilities and be acceptable in principle in compliance with local plan policies COM2, COM4 and COM5.

Character and appearance of the area

16.7 The Sports Centre and the playing fields are not clearly visible from surrounding roads or railway owing to the lie of the land and intervening buildings and/or vegetation. Within the site the only prominent features are the Sports Centre and the substation, as the pitches, including the existing two AGPs, have little if any vertical elements above ground level excepting for goal posts, fencing and floodlighting columns. Therefore, the appearance of the existing site is of a very large area of

mown grass contained by trees and scrub with the large Sports Centre building and car park the only notable features.

16.8 The proposals would introduce few entirely new vertical elements as the AGPs are for the most part flat. The main visible features would be the few vertical elements. The new AGP would be enclosed by 4.5m high perimeter fencing and gates. The existing AGP fencing would be replaced by 4.5m high perimeter fencing and gates. There would be 6 no.15m high sports light columns mounted with LED luminaires on the new AGP. The existing AGP lighting would be replaced with 6 no.15m high sports lights columns mounted with LED luminaires. There would also be 4no. 6m high amenity street lights to the access path between the existing changing block and both AGPs. The height of the maintenance building between the AGPs would be 4.56m above ground level. The spectator area would have a 1.2m high twin bar fence. A 3m high retractable divide net has been incorporated to allow cross court pitches to be used independently and prevent disturbance to the adjacent playing area. The overflow car park would be fenced. The new paths would be porous asphalt with 50mm wide concrete edging kerbs generally.

16.9 With the few entirely new vertical elements proposed, given that some of the proposal is to replace existing fencing and lighting and the containment of the site by trees/scrub and buildings it would have little additional visual impact on the wider locality. Within the site, the new AGP would be seen next to the two existing AGPs and with this grouping would reduce the visual impact. The new building would be modest and having a utilitarian appearance would not appear out of context with the surroundings. The overflow car park would have some visual intrusion when in use, but it would be screened by the Sports Centre and by existing and proposed trees on two sides. This screening would soften the visual impact of parked cars.

16.10 In view of the above, the proposals would not cause harm to the character and appearance of the area in compliance with local plan policies ENV1, ENV10 and, ENV12.

Amenity of neighbouring properties

16.11 The main amenity issues relate potentially to light pollution from the proposed floodlighting or noise from the use of the overflow car park and to a lesser extent the additional activities on the new AGP.

16.12 The proposed Artificial Grass Pitch (AGP) requires an artificial sports light system (floodlighting) to satisfy the necessary usage for community participation. The proposed sports light system would be operated within the hours of 08:00 to 22:00. The proposed sports light system would comprise 6no.15m high steel masts, finished galvanised (Z275) self-coloured to both the new AGP and refurbished AGP (Total 12 no. columns). The following criteria are relevant:

- The proposed sports lighting is specifically designed to fulfil sports lighting requirements and is particularly suited to applications where low light pollution is essential.

- A 15m high mounting height to the AGP provides the most efficient solution and the proposed masts would offer a slim-line profile, which would minimise daytime impact.
- The proposed lamp would be a down lighting luminaire that would provide the optimum sports lighting solution, ensuring that light reaches the sports surface and not into the sky or polluting the environment.
- Light intrusion to the closest residential properties 70 metres away would be below the threshold for the environmental zone and as such, would not create an unacceptable impact by way of artificial lighting.
- Luminaire intensity created whilst sports lights are in operation would be below the threshold for the environmental zone location and as such; does not create an unacceptable impact by way of artificial lighting.
- All luminaires would have a zero upward light ration to limit overspill.
- Upward waste light would also be minimized, achieving full cut-off with 0% projected into the atmosphere. This satisfies the recommendations by The British Astronomical Association's Campaign for Dark Skies.
- Use of the artificial sports lighting system within permitted times would be controlled by a photocell detector and timer switch to ensure that any lighting does not adversely impact neighbouring residential amenity.
- Control switches and time clocks would be installed to the sports lights to ensure they do not remain on any later than the permitted curfew hour and therefore mitigate impact to the surrounding environment.
- Time clocks will be set to operate within a pre-programmed time including a seasonal changeover facility for BST and GMT.

16.13 The lighting scheme has been designed to minimise the impact on surrounding areas outside of the AGP. Therefore, it is not considered that the proposed lighting would result an unacceptable impact by way of artificial lighting on residential amenity.

16.14 The overflow car park would accommodate up to 120 cars and utilise an existing access road which already is used to access the furthest, easternmost car park. Much of its use would be as an overflow car park as it is anticipated that the two main car parks would continue to be those with the most usage. The site of the overflow car park is separated from the nearest houses in Greenway Road by rear gardens, trees and scrub on the boundary of the site, by the access road and then by a row of established standard trees with additional trees to be planted in the gaps. In consideration of the degree of separation of around 50m and these intervening features, it is not considered that the periodic use of the car park would lead to noise or light pollution to the residents of adjoining dwellings.

16.15 The new AGP would replace an area which is already in use as a playing field. It is not considered that the use of the AGP would lead to additional noise from persons playing games beyond that of the existing grass playing field.

16.16 In view of the above, the proposals would not lead to harm to amenity in compliance with local plan policy ENV16.

Flood risk and drainage

16.17 The proposal site is within Flood zone 1. As the site area is over 10,000sqm a Flood Risk Assessment (FRA) has been included as part of this application.

16.18 The surface and sub-base for the new pitch, spectator area, path and hardstanding areas are porous with surface water from the pitch designed to infiltrate into the ground at formation level.

16.19 The disposal of pitch surface water via the existing surface water drain located to the south of the pitch, would be considered to be the most appropriate drainage strategy.

16.20 There would also be a foul water drain from the Maintenance building toilet facilities which would connect into the existing public foul sewer adjacent to the sports centre.

16.21 The surface water drainage would be managed and disposed of within the site boundary, thus complying with the Planning Practice Guidance for 'Flood Risk and Climate Change' to the National Planning Policy Framework.

16.22 A condition would be needed for the design and layout of infill containment measures (i.e. to prevent infill such as the base layer leaching outside) for the refurbished artificial grass pitch. Conditions for Surface water management during construction; and maintenance and management of the surface water drainage scheme would also be needed.

16.23 In view of the above, the proposals would not lead to flood risk in compliance with local plan policy ENV5.

Highway safety, access and parking.

16.24 On some occasions, particularly at weekends, the existing car park reaches capacity which leads to car parking overspilling either along the access road into the site or adjoining residential roads as there is no parking in Dorchester Road owing to the existing cycle lanes. This can also lead to vehicles slowing down in Dorchester Road as cars enter and exit the Sports Centre car park.

16.25 It is to be expected that there will be occasional disruption to road users on Dorchester Road during peak times, the proposals would not necessarily lead to significant additional use of the playing fields (as no new playing field area is created by this application). However, the proposal does include improvements to the current situation as below.

16.26 The applicant has submitted a Transport Assessment (TA), which has looked at the likely residual and cumulative impact of the proposal on the adjacent and surrounding highway network. A car parking accumulation study was undertaken and the main vehicular access from Dorchester Road has been modelled, predicting to operate within capacity. Whilst there are existing parking restrictions along the private access road served off Dorchester Road, the applicant is proposing to

provide bollards along the northern footway to prevent indiscriminate parking and improve access. The positioning of bollards should not compromise access for users, particularly pedestrians (those vulnerable), cyclists and must be placed within the applicant's own land.

16.27 The proposed overflow car park layout would have EV charging bays and accessible spaces. The applicant may consider adding prominent signage on site to direct drivers to these areas. The applicant is retaining existing cycle parking provision. The additional overflow car park would ease the current congestion within the existing car park and access road.

16.28 The applicant conducted a safety audit of the internal site layout and as such there will be minor adjustments to provide safe and suitable access for all users. Paragraph 8.6 of the TA details a new 2.5m pedestrian footpath within the site area.

16.29 The main points submitted within the Travel Plan are as follows:

Travel Plan Aim

The overall aim of the Leisure Travel Plan is: "To reduce the dependency of users on single occupancy car journeys by promoting increased use of more sustainable forms of transport." Having a quantifiable aim will make it easier to assess the impact of the Travel Plan.

Monitoring Strategy

The Travel Plan should be accessible for all users and advertised so users are aware of it.

Monitoring Period

The Framework Travel Plan suggests a three-year monitoring period from completion of development.

16.30 It is considered that the submitted Transport Assessment is satisfactory and robust and that the residual cumulative impact of the development cannot be thought to be "severe" when consideration is given to paragraphs 114 and 115 of the National Planning Policy Framework (NPPF). Conditions would be needed for the construction of turning/manoeuvring and parking, cycle parking and for the Travel Plan to be implemented.

16.31 In view of the above, the proposals would not lead to danger to users of the highway in compliance with local plan policies COM7 and COM9.

Trees and landscape

16.32 A landscaping plan shows the main hard landscaping which would comprise the AGPs, new path and overflow car park. Soft landscaping that is proposed would comprise additional tree planting on the north, east and west boundaries and additional standard trees planted along the southern edge of the proposed car park to fill gaps between existing standard trees.

16.33 Conditions for works undertaken in accordance with the Arboricultural Impact Appraisal and Method Statement and landscaping would be needed.

16.34 In view of the above, the proposals would not lead to the loss of trees and would have adequate landscaping in compliance with local plan policy ENV1.

Biodiversity

16.35 A preliminary ecological appraisal and Biodiversity Net Gain (BNG) assessment were provided by the applicant.

16.36 The development would be required to achieve an overall biodiversity net gain (BNG) assessed via the Statutory Biodiversity Metric. This would comprise an area of woodland to the east of the site which would be retained and protected. As part of the proposed habitats to be created on-site post-development, the 0.5ha of BNG proposed could be interpreted as a 'significant on-site enhancement', due to the size of the habitat area in relation to the site and delivering 3.35 out of a 6.35 habitat units total uplift, suggesting that this habitat is essential to the delivery of BNG as part of the project.

16.37 The new and refurbished AGPs would include floodlighting. The sensitive lighting regime proposed has shown that light spill onto habitats of value to bats would be reduced when compared to the existing lighting regime, representing an overall net benefit to bats utilising the site. The Institution of Lighting Professionals (ILP) has partnered with the Bat Conservation Trust (BCT) and ecological consultants on avoiding or reducing the harmful effects which artificial lighting may have on bats and their habitats with which this proposal would comply. The proposed future external lighting scheme (plan hls8708-rev3) would create less light spill than the current situation (plan HLS8708-current spill rev 1) which demonstrates substantial betterment.

16.38 In view of the above, the proposals would lead to the enhancement of biodiversity in compliance with local plan policy ENV2.

Other matters

16.39 As a result of consultation with Sport England, a condition is required to be imposed for a Community Use Agreement. The reason for this request is because the overflow car parking would be located on a small area of an existing sports pitch and would also result in the loss of an activity area. Sport England also identify that there is a strategic need for the proposed artificial grass pitch and as such given that need the community use of the pitch must be secured. The Community Use Agreement would apply to the proposed outdoor sports facilities, changing and car parking and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review.

16.40 The proposals would comply with paragraph 103 of the National Planning Policy Framework as the small loss of playing field for the overflow parking would be

replaced by equivalent or better provision in terms of quantity and quality in a suitable location. For this reason, the requirement for a Community Use Agreement is justified.

17.0 Conclusion

17.1 It is considered that the proposed development would have an acceptable impact, subject to conditions on residential amenity, visual amenity, highway safety, flood risk and biodiversity. The development would enhance sports and recreational provision at the site for the use of the community. The development is considered to accord with the development plan and there are no material considerations indicating that permission should be refused.

18.0 Recommendation: Grant subject to the following conditions:

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

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

SCS-MUK3169-06 B Location plan

700 Tree Constraints Plan

2D & 3D Illustration

SCS-MUK3169-01 F Proposed layout with aerial image

SCS-MUK3169-02 K Proposed site plan with Grass Pitches

SCS-MUK3169-04 C Proposed block plan

SCS-MUK3169-09 B New 3G pitch plan

SCS-MUK3169-10 A Floodlight & fence Elevations

SCS-MUK3169-11 Line marking plan new 3G pitch

SCS-MUK3169-13 B Proposed landscape plan

SCS-MUK3169-14 B Proposed fence layout

SCS-MUK3169-16 Proposed 3G pitch spectator area kerb detail

SCS-MUK3169-17 Maintenance building floor plan

SCS-MUK3169-18 Line marking plan refurbished 3G pitch

SCS-MUK3169-20 Proposed 3G Pitch Path Kerb Detail

SCS-MUK3169-23 Proposed 3G pitch Kerb detail

SCS-MUK3169-24 Proposed 3G pitch to spectator area kerb detail

SCS-MUK3169-25 Proposed 3G pitch infill mitigation entrance grate

SCN2626 01 Base plan

SCN2626 02 Roof plan

SCN2626 03 Gable elevations

SCN2626 04 Front and back elevations
SCN2626 05 Cross Section
SCN2626 06 Front and back elevations
SCN2626 07 Gable elevations

Reason: For the avoidance of doubt and in the interests of proper planning.

3. All hard and soft landscaping shall be carried out in accordance with the approved landscaping plan SCS-MUK3169-13 dated 2 April 2024. The works shall be carried out prior to first use of any part of the proposed development and in accordance with a programme (to include maintenance) which shall have first been submitted to and agreed in writing with the Local Planning Authority. Any trees or plants that within a period of five years after planting are removed, die, or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced as soon as it is reasonably practical with others of species, size and number as originally approved.

Reason: Landscaping is considered essential in order to preserve and enhance the visual amenities of the locality.

4. No development shall take place until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction and a timetable for implementation, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be fully implemented in accordance with the submitted details and timetable for implementation.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity.

5. Prior to first use of the development, details of maintenance & management of both the surface water sustainable drainage scheme and any receiving system shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These shall include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

6. Before the development hereby approved is first utilised the turning/manoeuvring and parking shown on Drawing Number TA01 must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

7. The development hereby permitted must not be first utilised until a scheme showing precise details of the proposed cycle parking facilities is submitted to and approved by the Planning Authority.. The approved scheme must be constructed before the development is first used and, thereafter, must be maintained, kept free from obstruction and available for the purpose specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

8. Before the development hereby approved is first utilised, the submitted Travel Plan must be implemented and operational.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

9. Development shall proceed in accordance with the Construction Environmental Management Plan S23-316 03 dated 13/05/2024 and the plan shall be adhered to throughout the construction period for the development to the satisfaction of the Local Planning Authority.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network.

10. Prior to first use of the replacement and proposed artificial grass pitch a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. This shall include measures to ensure the replacement of the Artificial Grass Pitch within the manufacturer's specified period. It should also include the required testing to comply with FIFA Quality certification. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the 3G artificial grass pitch and thereafter the artificial grass pitches shall be managed, maintained and replaced in accordance with the approved scheme.

Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose and sustainable and to ensure sufficient benefit of the development to sport.

11. Prior to first use of the additional artificial grass pitch and the new overflow car park area, a community use agreement for the new and replacement facilities shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The agreement shall apply to the proposed outdoor sports facilities, changing and car parking and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. Thereafter the development shall not be used otherwise than in accordance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities and to ensure sufficient benefit to the development of sport.

12. No development shall commence until details of the design and layout of infill containment measures for the refurbished artificial grass pitch have been submitted to and approved in writing by the Local Planning Authority. The refurbishment of the artificial grass pitch shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable.

13. The development hereby approved shall proceed only in accordance with the details set out in the Arboricultural Method Statement JSL5055_770 Redlands Leisure Park, Weymouth AIA V1 dated April 2024 setting out how the existing trees are to be protected and managed before, during and after development.

Reason: To ensure thorough consideration of the impacts of development on the existing trees.

14. The development shall be completed in accordance with approved materials for the 3G pitch dated 13 November 2023.

Reason: To ensure that the external appearance of the completed development is sympathetic to its locality.

15. The floodlights shall be angled and shielded so as not to cause glare, each light must be aligned to ensure that the upper limit of the main beam does not exceed 70 degrees from its downward vertical in accordance with BE EN 12193:2007, shall be in accordance with the Preliminary Ecological Appraisal

Updated November 2024 and thereafter shall be retained as such.

Reason: To protect the amenity of neighbouring properties, reduce the visual impact upon surrounding areas and safeguard biodiversity.

16. The floodlighting shall not be operated outside the hours of 08:00 to 22:00 daily. In any event, the floodlights shall be turned off within 15 minutes of the end of the activities on the floodlit pitch.

Reason: In the interests of the amenity of adjacent residents.

17. The existing floodlighting surrounding the existing artificial grass sports pitch shall be upgraded and shrouded to meet BS EN 12193:2007 and shall be in accordance with the Preliminary Ecological Appraisal Updated November 2024 and thereafter shall be retained as such.

Reason: To protect the amenity of neighbouring properties, reduce the visual impact upon surrounding areas and safeguard biodiversity.

Informative Notes:

1. Informative: Travel Plan monitoring

The applicant is advised that as part of the continued monitoring of the Travel Plan, they are required to regularly liaise, at regular time periods to be agreed, with Dorset Council's Travel Plan team (emma.andre@dorsetcouncil.gov.uk) for the lifespan of the Travel Plan. The Travel Plan surveys, and other pertinent information should be submitted to Dorset Council to ensure that continued progress is being made to meet the targets of the Travel Plan.

2. Informative: Electric vehicle charging points

The applicant is advised that prior to the development being brought into use, it must comply with the requirements of Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles.

3. Informative: Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Read more about Biodiversity Net Gain at

<https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain>

4. Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan
 1. The application for planning permission was made before 12 February 2024.
 2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
 3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
 4. Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;
 - ii) planning permission is granted which has effect before 2 April 2024; or
 - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
5. Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
6. Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
7. Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).
8. Self and Custom Build Development, meaning development which:
- i) consists of no more than 9 dwellings;
 - ii) is carried out on a site which has an area no larger than 0.5 hectares; and
 - iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).
9. Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.
- * “original planning permission means the permission to which the section 73 planning permission relates” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

5. Informative: National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.