

Recommendation Report for County Matter Consultation

REF NO: A/39/19/WS

LOCATION: St Margarets C of E School
Arundel Road
Angmering
BN16 4LP

PROPOSAL: Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the installation of artifical grass and soft play surface to the School playing field. This application will be determined by WSCC.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
TOPOGRAPHY	Predominantly flat
TREES	None are affected by the proposed development.
BOUNDARY TREATMENT	Adjacent to residential properties the site is enclosed by 2m high close boarded fencing.
SITE CHARACTERISTICS	The school is located to the north of the village centre with access from Arundel Road band a large car park to the front of the school. To the rear of the school there are 2 adjoining playing fields.
CHARACTER OF LOCALITY	On edge of residential characterised by a mix of dwelling type. Fields to rear and north.

RELEVANT SITE HISTORY

A/45/15/PL	Construction of timber shed & timber play shelter.	ApproveConditionally 10-07-15
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REPRESENTATIONS

None

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Environmental Health

CONSULTATION RESPONSES RECEIVED:

Environmental Health - No Objection

In the past complaints of noise from school playing fields and this field have been received from relatively close residential neighbours. It is not considered that the proposed changes will significantly increase the capacity for noise from the playing fields. The area to be astro turfed is a relatively small extension and will simply extend the size of the area currently available and is no closer to the residential properties than the existing. Don't anticipate the walking mile will create a significant amount of noise.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Playground is outside the built up area boundary

DEVELOPMENT PLAN POLICES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
HWBSP1	HWB SP1 Health and Wellbeing
OSRDM1	Protection of open space,outdoor sport,comm& rec facilities
QESP1	QE SP1 Quality of the Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

There are not considered to be any relevant policies in Angmering Neighbourhood Plan.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

This is a Regulation 3 planning application submitted to West Sussex County Council (WSSCC) who have determined the application. Arun District Council is a consultee only for the application and it is not the role of Arun District Council to make a decision on the application.

This application seeks an additional soft play artificial grassed area and Daily Mile track. It does not increase the size of the outside play area but does add to the available play area in the winter months and provides for an accessible all-weather Daily Mile track around the perimeter of the school playing field. These changes would not impact on the use of other sport pitches.

The Daily Mile is similar to those that have been installed in other schools and comprises a 240m long running track, approx. 1.2m wide. It would involve excavation of material, supply of geo-tex membrane and type one stone with a green resin bound mulch. The area of artificial grass would be adjacent to the hard surface area and increases the area of play available by a third (12.5m x 42.5m) and involves the removal of existing material, the supply of type one stone and sharp sand and the laying of artificial grass.

The Daily Mile track will be used to improve pupils health and well being and will be used throughout the day. The artificial grass adjacent to the hard playground would improve children's breaktimes and would be used throughout the year for PE lessons.

The proposed location does not immediately adjoin residential boundaries in Pine Trees Close. The Daily Mile track is 10m from the nearest residential boundary and the artificial turf is 20m.

Should any nuisance arise the matter could be investigated under environmental health legislation.

The proposal would improve children's health in accordance with policy HWB SP1 of Arun Local Plan and given the limited impact on residential amenity it would also accord with policy DDM1. It is therefore recommended that no objections are raised to the proposal.

RECOMMENDATION

NO OBJECTION