

PLANNING COMMITTEE REPORT

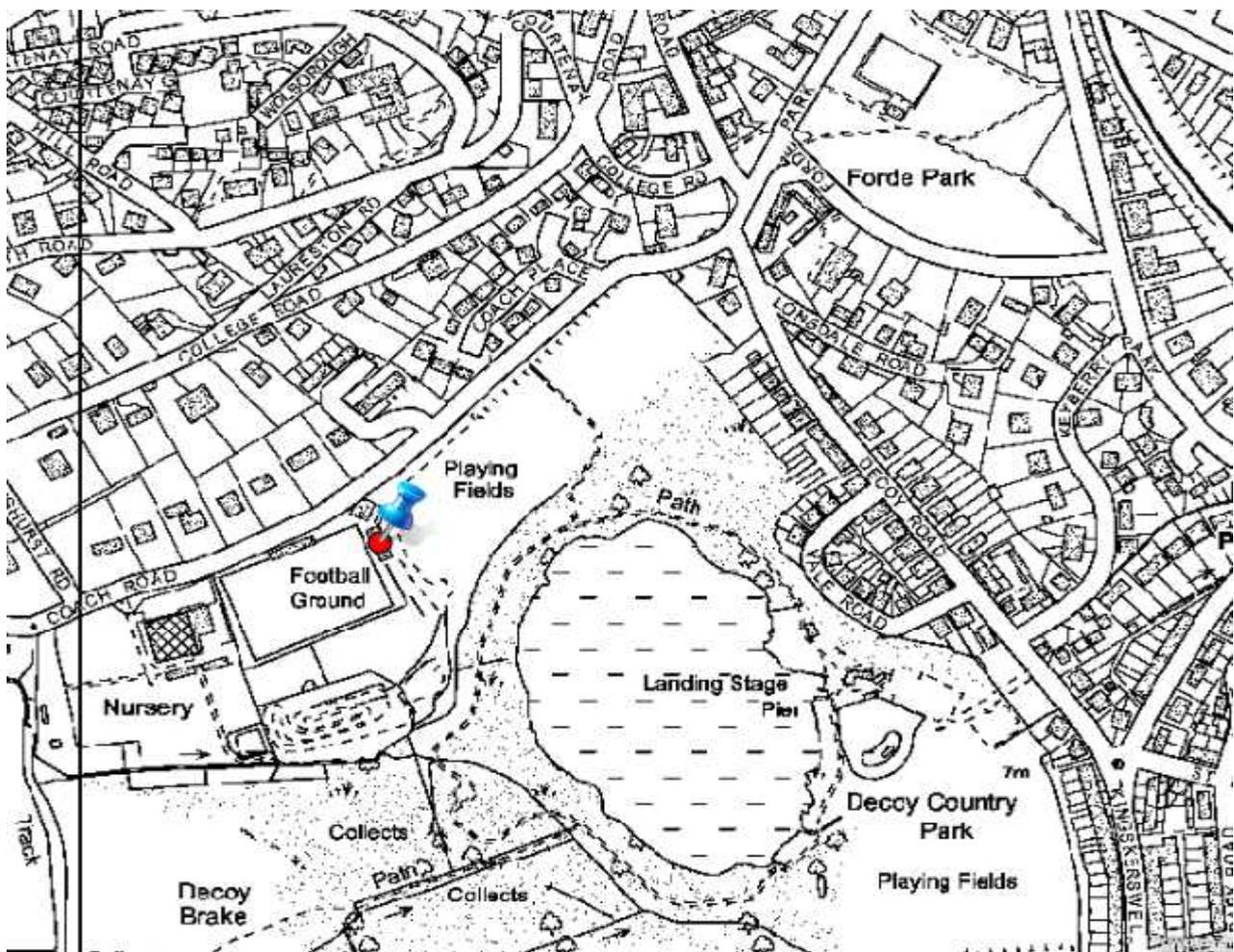
Tuesday 19 February 2019

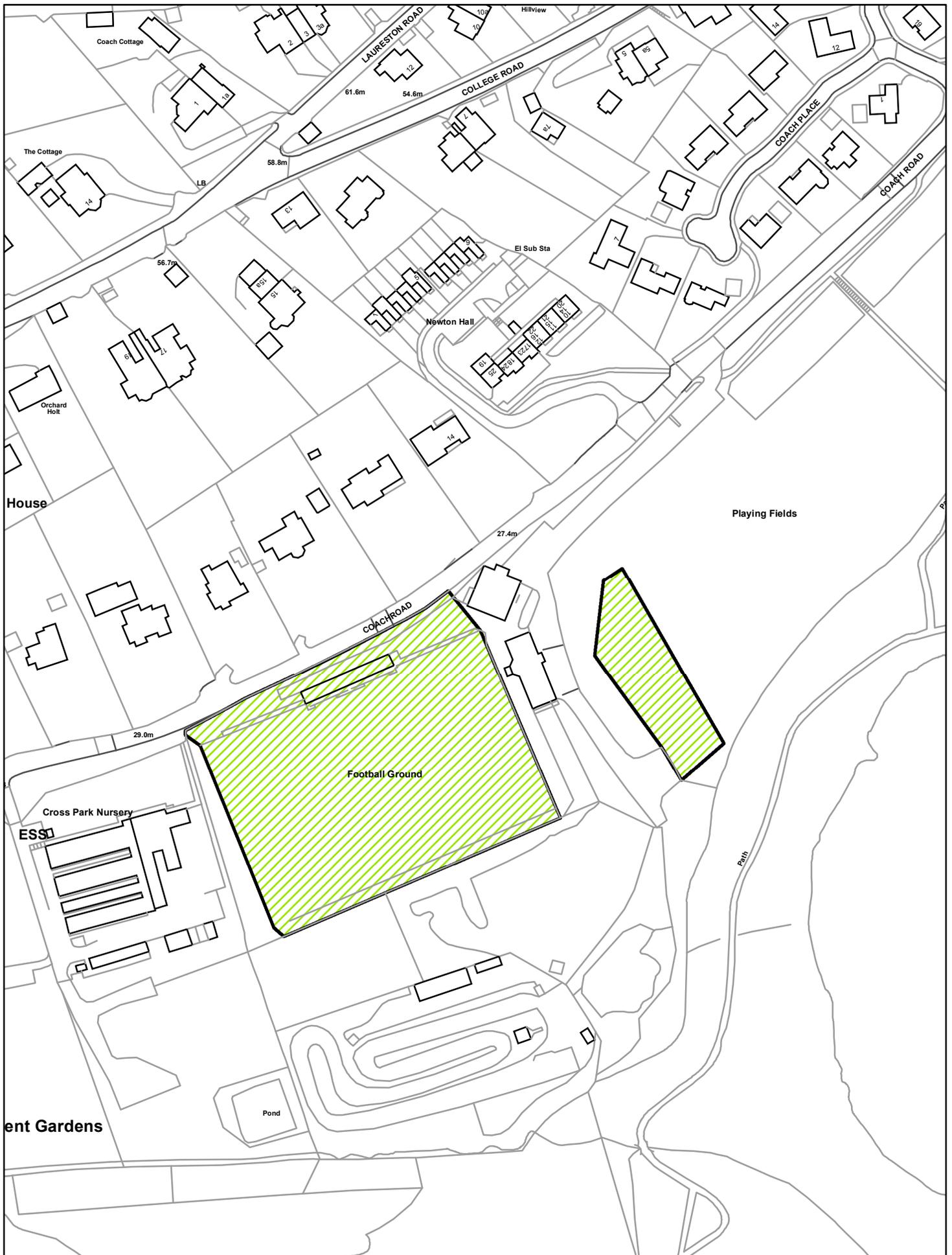
CHAIRMAN: Cllr Dennis Smith



Teignbridge
DISTRICT COUNCIL
South Devon

APPLICATION FOR CONSIDERATION:	NEWTON ABBOT - 18/01690/MAJ - Devon County Football Association , Coach Road - Construction of an external 3G Artificial Turf Pitch (ATP) with associated lighting, fencing, hard standing, storage and car parking area	
APPLICANT:	The Devon FA	
CASE OFFICER	Kelly Grunnill	
WARD MEMBERS:	Councillor Pilkington Councillor Jones	College
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01690/MAJ&MN	





1. REASON FOR REPORT

The site is owned by Teignbridge District Council.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to conditions substantially as follows:

1. Standard 3 year time condition;
2. Development in accordance with approved plans;
3. Programme of percolation tests to be carried out;
4. No commencement until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority;
5. No commencement until the detailed design of the proposed surface water drainage management system which will serve the development site for the full period of its construction has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority;
6. Prior to commencement of the development barriers and ground protection shall be installed for all existing trees and hedgerow within the site and shall be maintained until all equipment, machinery and surplus materials have been removed from the site;
7. Prior to the commencement of any construction works relating to the installation of the 3G pitch artificial pitch surface, the type of infill materials to be installed into the 3G artificial pitch surface which may comprise of recycled SBR with adequate chemical testing evidence in compliance with REACH findings, or EPDM, or TPE, or Encapsulated SBR or natural materials (such as cork/vegetable) shall be submitted to and be approved in writing by the Local Planning Authority;
8. No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and agreed in writing by the Local Planning Authority;
9. The spectator fencing hereby approved shall be powered coated green prior to the 3G artificial turf pitch first coming into use and thereafter retained in this form;
10. Development to be undertaken in accordance with the Preliminary Ecological Appraisal (PEA);
11. Notwithstanding the submitted details, prior to the erection of the acoustic fence hereby approved, a landscape scheme to enhance existing hedgerow at Coach Road and provide additional landscaping within the site (between the acoustic fence and existing hedgerow to Coach Road) including an implementation, maintenance and management plan shall be submitted to and approved in writing by the Local Planning Authority;
12. Notwithstanding the submitted details, prior to the construction of the new car parking area hereby approved, a hard and soft landscape scheme, lighting details (which should be minimized) and management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority;
13. Prior to the 3G pitch or amended hours first being brought into use, the new car parking provision shall have been completed in accordance with the approved plans and details agreed by condition as part of this permission;
14. There shall be no excavation or re-profiling of the bank to the western boundary;
15. Prior to its installation, details of the construction/finish of the acoustic fence shall be submitted to and approved in writing by the Local Planning Authority;

16. Prior to the 3G Artificial Turf Pitch hereby approved being first brought into use, details of a management plan and management agreement for the operation of the development and code of conduct for the users of the facility shall be submitted to and approved in writing by the Local Planning Authority;

17. The sport pitch and flood lighting approved shall not operate outside the following hours:

1 September–31 May (inclusive)

- Monday to Friday 9 a.m. to 9 p.m.
- Saturday and Sunday 9 a.m. to 7 p.m.
- At no time on Bank Holidays

1 June–31 August (inclusive)

- Monday, Tuesday and Thursday nights 9 a.m. to 8 p.m.
- Wednesday and Friday nights 9 a.m. to 9 p.m.
- Saturday and Sunday 9 a.m. to 7 p.m.
- At no time on Bank Holidays

With the exception of no more than 30 Monday to Friday evening occasions between 1 August and 31 May when use of the pitch and lighting shall cease by 930, the dates of which shall be notified to the LPA and Wolborough Residents' Association by 1 August each year.

18. The use of any amplification system installed on the site shall be restricted to announcements only and shall not be used for music;

19. Prior to the 3G Artificial Turf Pitch being first brought into use, details of the mitigation of impact sound to include the use of catch netting/padding to prevent direct contact with surfaces surrounding the pitch, shall be submitted to and approved in writing by the Local Planning Authority;

20. All signs, fencing and structures which surround the perimeter of the 3G pitch shall be securely clamped with anti-vibration mountings and secured;

21. Prior to the 3G Artificial Turf Pitch or extended hours being first brought into use, a sound impact survey shall be completed by a competent engineer/acoustician demonstrating the acoustic fence accords with the design criteria for the acoustic barrier and the predicted sound reduction levels as set out in the submitted documents and Noise Assessment;

22. The lights and associated fittings including a timer shall be installed and retained in accordance with the approved details, including achievement of Environmental Zone 1, at the nearest neighbouring residential frontages.

3. DESCRIPTION

Site Description

3.1 The application site is located on the south side of Coach Road and is the headquarters of the Devon County Football Association, located within the built-up settlement of Newton Abbot. The site essentially lies towards the base of a hill which rises some 30 metres within 350 metres of the northern boundary of the site. Levels across the site fall approximately 8 metres from the north to south boundary, and beyond the site boundary levels continue to fall.

3.2 The site presently comprises two distinct areas, the western side includes the existing grassed surface football pitch which incorporates associated lighting, storage containers, spectator stand, changing room, club house and associated structures; the eastern side comprises a grassed playing field. The site is presently enclosed by trees and hedging at its south and west sides.

- 3.3 The site is accessed from Coach Road (C Class Road, 30 m.p.h.) via a slip road that leads down into the site. Informal parking is presently provided along the access road. A Public Right of way (PROW) is located 220 metres to the south, running east to west from Kingskerswell Road though Decoy Park.
- 3.4 The surroundings are predominantly residential, characterized by detached dwellings to the north side, on higher ground. To the west of the sites lies a plant nursery. To the south lies a skate park/BMX track.
- 3.5 The site lies outside and to the south of the Wolborough Hill and Forde Park Conservation Area and is also land allocated for recreation in the Adopted Teignbridge Local Plan. The Grade I listed Parish Church of St Mary the Virgin is located approximately 620 metres to the west, on the east side of Old Totnes Road.

Proposal

- 3.6 Planning permission is sought to upgrade the existing facilities at the Devon FA football ground. This includes the insertion of an artificial pitch, additional hard-standing for car parking and the renewal of the lighting. There is also a new storage area and a 5 metres high acoustic fence along the northern boundary. A summary of the proposals is as follows:

- Installation of a new Artificial Grass Pitch (AGP) pitch surface with 3G artificial grass to accommodate the existing grassed football pitch which measures 106 metres x 70 metres
- Installation of a new 8 metres high ball stop netting to the end goal to replace existing netting
- Installation of a new 5 metres high acoustic fence to the northern boundary (with Coach Road)
- Installation of new car parking area to the east of the main building incorporating 71 spaces
- Installation of new 6 metres high street lighting columns to the new car parking area as per Car Park Lighting Plan REV A
- Installation of new hard standing areas around the AGP perimeter complete with associated porous asphalt surfacing and a matching ball stop for the pedestrian access, goal storage, spectator viewing space and vehicular maintenance and emergency access
- Extension of hours of operations for the existing floodlight system to main pitch.

The existing hours of use are as follows (as approved under application number: 17/01503/VAR):

- A maximum of three nights out of Monday to Friday - 9 a.m. to 9:45 p.m.
- Saturday and Sunday - 9 a.m. to 7 p.m.
- Bank Holidays - Closed

The proposed (amended) hours of use are as follows:

1 September to—31 May (inclusive)

- Monday to Friday 9 a.m. to 9 p.m.
- Saturday and Sunday 9 a.m. to 7 p.m.

- At no time on Bank Holidays

1 June – 31 August (inclusive)

- Monday to Friday
- Wednesday and Friday nights 9 a.m. to 9 p.m.
- Monday, Tuesday and Thursday nights 9 a.m. to 8 p.m.
- At no time on Bank Holidays
- Saturday and Sunday 9 a.m. to 7 p.m.

In addition the applicant has requested 30 Monday to Friday finishes at 9:30 p.m. between 1 August and 31 May to allow County representative fixtures and cup finals to continue to be played at the site, a calendar of the dates would be provided to the Council and the Wolborough Residents' Association on 1 August of each year.

- 3.7 The applicants set out in the supporting Design and Access Statement (DAS) that the provision of a new AGP will improve the existing sporting and recreation facilities at Devon FA, which will increase usage for the benefit of football clubs, partner organizations and community groups in the surrounding area, including local junior and youth football clubs and would offer a variety of football pitches and multiple pitch markings and training areas within the same enclosed playing area which would gain the maximum developmental outcomes.
- 3.8 The DAS states that the amount of development proposed has been prepared in accordance with the published Design Guidance Notes (The Football Association (FA)/Sport England). The AGP design is also in accordance with the FA guide to 3G Football Turf Pitch Design Principles and Layouts.
- 3.9 The proposed hours of use are based upon the minimum recommended hours that a 3G ATP should be open and available for use by the local community, which is set at 85 hours. The hours the applicant has indicated would provide 80 hours during the winter and 77 in the summer. Not extending the opening hours of the pitch presents a major problem for the £952,582 project being funded (a funding bid to the FA and Football Foundation of £602,581 is being made as well as investment from Devon County FA of £250,000) due to the need be available for local community club matches.

Relevant Site History

92/00437/FUL -New offices, meeting room dressing rooms new spectator stand and new floodlights to existing football pitch – Approved subject to conditions, including:

4. The use of floodlights shall be limited to the hours between 9 a.m. and 9.45 p.m. unless otherwise agreed with the Local Planning Authority.

5. The illumination of the floodlights shall be directed on to the football pitch away from nearby residential properties and the adjacent highway to the satisfaction of the Local Planning Authority.

17/01503/VAR - Variation of condition 2 on planning permission 92/0437/01/3 to accommodate the revised low energy lighting system – approved subject to conditions including the following:

2. The lights and associated fittings shall be installed and retained in accordance with the approved details in perpetuity and, prior to use, achievement of

Environmental Zone 1 at the closest residential frontage shall be demonstrated in a report to be provided to, and approved in writing by, the Local Planning Authority.

3. The lighting system shall be automatically controlled with a timer which turns the lighting system off outside the operational hours. This shall be fitted prior to the new lights being first brought into use.

4. The lighting system shall only be used between the following hours:

A maximum of three nights out of Monday-Friday in any week: 9 a.m. - 9.45 p.m.

Saturday and Sundays: 9 a.m. - 7 p.m.

Not at all on Bank Holidays

5. The source of the illumination from the floodlights shall be directed onto the pitch away from nearby residential properties and the adjacent highway, to the satisfaction of the Local Planning Authority.

7. The use of any amplification system installed on the site shall be restricted to announcements only and shall not be used for music.

Discharge of condition 2 on planning permission 17/01503/VAR for variation of condition 2 on planning permission 92/0437/01/3 to accommodate the revised low energy lighting system – Details considered to be acceptable

Key considerations in the determination of the application

- 3.10 The key issues of consideration in the determination of this application relate to the principle of development, impact upon the setting of listed buildings, character of the conservation area and the wider locality, its impact on neighbouring amenity, ecology, drainage, highway safety and minerals. These matters are discussed below.

Principle of the Development

- 3.11 The application proposes an artificial grass football pitch (3G AGP) to be located on the existing grassed pitched area, plus a car parking area to the east which is sited on an existing playing field. The proposed artificial pitch surface would measure 106 metres by 70 metres and would be enclosed with 1.2 metres high spectator fencing and served by 8 no. flood lights (existing and approved under 17/01503/VAR) which are to be 15 metres in height. The existing 8 metres high ball fencing located to the eastern side of the pitch would be replaced with new 8 metres high netting. The application also proposed to increase the hours/days of use.
- 3.12 The application site is allocated for recreation in the Teignbridge Local Plan and whilst the 3G pitch would upgrade an existing facility, the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field though the development of the new car park to the east of the football pitch.
- 3.13 The Teignbridge Local Plan includes the following policies that are relevant to the provision and loss of recreational facilities:
- Policy WE11 of the TDC Local Plan seeks to promote good accessibility to green infrastructure for all and supports enhancing the functionality, quality, connectivity and accessibility of green infrastructure assets.

- Policy WE13 of the TDC Local Plan seeks to protect recreational land and resists the loss of existing playing fields to an alternative use unless, inter alia, the development is for an alternative sports and recreation provision, the needs for which clearly outweigh the loss.

3.14 The updated National Planning Policy Framework (NPPF) came into force on 24 July 2018 and replaces the previous set of national planning policy guidance notes and statements.

- Paragraph 96 of the NPPF indicates: “Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities...”
- Paragraph 97 of the NPPF indicates that: existing open space, sports and recreational land should not be built on unless, amongst other factors, “the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use”

3.15 Policy E5 of Sport England’s Playing Fields Policy, which is presented within its Planning Policy Statement titled ‘A Sporting Future for the Playing Fields of England’ is also a material consideration:

- 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”.

3.16 The applicants' justification for the proposal is set out previously in this report. The Teignbridge Playing Pitch Strategy 2018-2023 adopted July 2018 identifies a range of priorities for investment in sporting facilities. Some of these include the relocation of existing clubs or creation of new facilities in the Newton Abbot and Heart of Teignbridge area. In particular, the Strategy identifies the existing Coach Road facility as a priority site for potential use as a 3G pitch. The Government 2015 ‘Strategy for an Active Nation’ recognises the role that sport and physical activity has in transforming people’s lives and the communities they live in. Active Devon (CSP) Strategy 2017-2022 also targets people in Devon to get more active or stay more active. In addition, Sport England’s Strategy towards an Active Nation 2016–2026 has been developed to deliver against the government's ‘Strategy for an Active Nation’.

3.17 Sport England has been consulted on the application and has advised that the proposal is consistent with their Playing Pitch Strategy. In addition, they advise that:

“the Football Foundation (FF), on behalf of The Football Association (FA), are wholly supportive of this project. The car parking provision will be provided to service the 3G FTP and the wider community facilities on the site, including the potential for overspill parking at peak times. There will be no impact to the quality and quantity of grass pitches that are currently on the site. The proposal within the planning application is fully compliant for football and all designs meet FA/FF specification. The site has been prioritised to receive investment from The Football Foundation”

- 3.18 For this reason, Sport England has raised no objection to the application.
- 3.18 It is considered that the 3G Artificial Pitch Surface, increased hours of use and new car parking area would allow enhanced use of an existing facility and provide greater opportunity for participation in sport, therefore helping to ensure that the facility is sustainable. In principle the development is supported by Policy WE11, which states that proposals for improved community facilities will be supported where they meet the identified needs of local communities.
- 3.19 The proposal is also considered to be in accordance with Policy WE13 of the Teignbridge Local Plan and paragraph 97 of the of the National Planning Policy Framework which indicates that existing open space, sports and recreational land should not be built on unless, amongst other factors, the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Impact on the setting of listed buildings and character and appearance of the conservation area

- 3.20 The Devon County Football Association is located at the south side of Coach Road, a former historic route linking the Grade I listed Forde House and the Grade I listed Parish Church of St Mary the Virgin. The church sits in an elevated position above the town and retains a strong rural character. The current application site formerly sat in the woodland associated with Forde House and has retained a rural quality, which is an element of the church's setting and helps to retain that sense of separation from the town on the easterly approach. The football ground contributes to that rural character due to the open nature of the site and the views through to the woodland beyond. Whilst the site lies outside of the Wolborough Hill and Forde Park Conservation Area, due to its combined distance, site levels and nature of the proposal, it affects its character and appearance.
- 3.21 The proposals are to upgrade the facilities at the current football ground. This includes the insertion of an artificial pitch and associated works, additional hard-standing for car parking and the renewal of the lighting. There is also a new storage area and a 5 metres high acoustic fence along the northern boundary.
- 3.22 In coming to this decision the Council must be mindful of the duty as set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building, its setting and features of special architectural or historic interest which it possesses, and have given it considerable importance and weight in the planning balance and the duty as set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 3.23 The Teignbridge Conservation Officer and Historic England have been consulted on the proposals and consider that the upgrading to the existing facilities, including the new surfacing and associated pitch side fencing and works, would not cause harm to the historic environment.
- 3.24 The addition of the 5 metres high acoustic fence is the key concern raised as this is considered to be a sizeable addition along this rural stretch of road and has the

potential to erode its character and thus the experience of both the Conservation Area and the attractive approach to the Grade I listed Church. The revised sections submitted by the applicant demonstrate that the existing hedge-line will require additional growth to screen the fence and therefore in the short term the acoustic fence would be visible above the hedge-line and therefore cause harm to a designated heritage asset, namely the setting of a Grade I listed Church and the Wolborough Hill and Forde Park Conservation Area.

- 3.25 The NPPF states that any harm to a heritage asset requires clear and convincing justification (Para 194) and that where a development proposal will lead to less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal (Para 196).
- 3.26 In this instance, the harm is considered to be less than substantial. The applicant's justification for the proposals and Officer discussion relating to the principle of the development have been set out previously in this report and this is considered to carry significant weight and offer a considerable public benefit sufficient to outweigh the identified limited harm.
- 3.27 The painting of the proposed acoustic fence in a colour which does not stand out behind the vegetation of the hedgerow (grey or green) and the provision of additional planting to enhance the existing hedge and provide an improved screen would assist in reducing the prominence of the fence from Coach Road. Enhanced landscaping including a mix of hedging to supplement the existing hedgerow as well as Leylandii or pine within the site supported by a strategy for future management and maintenance will also assist in providing a supplementary soft screen. These measures together will assist in minimising the harm caused by the proposed acoustic fence and, taking this into account and the public benefit that would arise, it is considered that on balance the proposal should be supported subject to conditions.
- 3.28 In summation, whilst the proposal would cause harm to a heritage asset, this harm is considered to be less than substantial and the public benefit that would arise is considered to outweigh this harm. In addition, this harm would be greatly reduced by measures to minimise the appearance of the fence and provide a soft screen which can be secured by condition. The proposal therefore accords with the objectives of Policy EN5 of the Teignbridge Local Plan, national guidance within the NPPF and satisfies the Council's statutory duty under section 66(1) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and have special attention to the desirability of preserving or enhancing the character or appearance of a conservation area

Impact upon the character of the area

- 3.29 Policies S1 and S2 of the Teignbridge Local Plan promote development which is of high quality and design, and is sympathetic to the distinctiveness of the built form and landscape character of the surroundings. Development should protect, conserve and enhance the landscape character, taking into account areas identified as being of landscape importance, individual settlement characteristics, and main settlement separation.

- 3.30 The proposal would replace the existing grass pitch with 3G artificial turf that would be coloured green. This finish is considered to be similar to the existing form of the site, in a manner that would be sympathetic and reflective of the existing character of the green space. In addition, perimeter fencing is proposed in green to blend with the pitch finish. As such, the proposed replacement pitch is considered to be a sympathetic addition to the site, in accordance with the above policies.
- 3.31 Undoubtedly the proposed car park to the east and the erection of 5 metres high acoustic fencing will change the character and appearance of the existing site from Coach Road and playing fields/recreation area. However, this is an existing football pitch with associated flood lighting, fencing, stand/clubhouse paraphernalia and Policy WE11 of the Teignbridge Local Plan indicates that providing new or protecting, and extending existing green infrastructure assets and enhancing their functionality and quality will be promoted.
- 3.32 In terms of impact upon the character and appearance of the area, having regard to site levels, the proposed separation distances from the site boundaries; the presence of existing mature trees and landscaping and proposals for enhanced landscaping which would assist in filtering views it is considered that an appropriately stained acoustic fence (green or grey) and suitable landscaping to the car parking area would soften the appearance of the proposals. Whilst it is considered that there would be some harm arising from the acoustic fence, particularly in the short term while a soft screen is established, given the community benefit that would arise as a result of the proposal this harm is considered to be outweighed by the benefits.
- 3.33 The proposed car parking area, to accommodate 71 spaces, would replace an area of grass which the applicant states has previously been used for overspill car parking. The proposal would result in a loss of grassland and replacement with a tarmac surfaced car park. The car park would also be lit by lighting columns. Given the distance of the site from Coach Road, coupled with levels and existing landscaping, it is considered that this element of the proposal is acceptable, in principle. The proposed car park layout is an over-engineered solution and would benefit from some landscaping to minimise the urbanising effect within the current soft, attractive, semi-rural setting. The changes should include:
- ease the parking bay layout so that it is “end on” rather than staggered layout;
 - incorporate tree planting within and around the car park. The trees should be broad-headed parkland species such as horse chestnut, limes or oak, managed to have a canopy under which views out can be maintained. The trees will cast shadow that will help to screen and camouflage the cars; and,
 - include some subtle, earth mounding around the car park perimeter to disguise the change in level and to make use of the spoil. The aim should be for the mounding to screen the lower elevations of the cars, yet allow people sitting in the cars have views over towards the sports pitches.
- 3.34 It is recommended that the submission of these details and future management and maintenance of the car park and associated landscaping are conditioned.
- 3.35 The key change in character is likely to arise from the change hours/days of operation. This would involve extended use, 7 days a week (other than on Bank

Holidays) with associated lighting, activity, noise and vehicular movements being more discernible in the area.

Impact upon residential amenity

- 3.36 The area surrounding the existing football pitch is close to large homes to the north and next to a quiet road on the edge of wooded parkland. The topography of the surrounding area allows the occupiers of most properties to view and hear noise from the pitch.

Noise/activity

- 3.37 A number of representations have been received raising concerns that the proposal would lead to increased activity on the site, resulting in increased noise and disturbance.
- 3.38 The site relates to an existing established football pitch and therefore the proposal to replace the grassed surface with an artificial surface would not amount to a change of use. The site use is controlled though conditions imposed under planning application number 17/01503/VAR. However, it is recognised that presently the pitch is unlikely to be used up to the permitted allowances due to the condition of the grassed pitch which is also limited by weather conditions.
- 3.39 The proposed 3G Artificial Grass Pitch surface, an all-weather pitch, will not only become a firmer surface, which absorbs sound differently to soil, but it will have the ability to be used every day. The proposal also includes an increase in the current permitted hours of use.
- 3.40 Paragraph 180 of the NPPF indicates: "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 life.
 - 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; and,
 - c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation."
- 3.41 The National Planning Practice Guidance sets out, at paragraph 003, that in considering noise-generating developments, regard should be had to the Noise Policy Statement for England (2010). It also confirms that noise should be considered in the round with other planning issues including the economic, social and other environmental dimensions of the proposals.
- 3.42 The application is supported by a Noise Impact Assessment by Acoustic Consultants Ltd. The findings of this report indicate that the proposed pitch will be within World Health Organisation limits when measured from the nearest noise-sensitive residential receptors. The report states that the development would

potentially be noticeable but not intrusive and would result in 'no observed adverse effect' and therefore complies with the aims of the Noise Policy Statement for England (NPSE) requirements.

3.43 Residents have raised concerns about the quality of the acoustic report given that it is based on a desk top assessment. Residents state that noise from the pitch emanates and can be heard from their gardens and properties at present and that any increase in use is likely to cause further harm and disturbance. Also, noise is also apparent from music being played in the clubhouse as well as vehicles and pedestrians leaving the site. While it is commented that the residents at present have a good relationship with the Devon County FA and are able to communicate any concerns/complaints about noise, given the extended hours and likely intensified use it is considered that mitigation is unlikely to reduce noise levels to a level residents find acceptable – notwithstanding the conclusions of the submitted reports.

3.44 The methodology and findings of the noise report have been considered by the Council's Environmental Health Officer who has made the following comments:

"The acoustic report clarifies the site will not exceed the guide sound levels, ensuring that it does not degrade the area below the minimum standard for a healthy environment. Which is hard to counter, but wind direction and wind speed will lift the sound levels at the neighbouring properties making complaints likely. As stated in the acoustic report, a management plan would be required to prevent foul language being heard, peaks of shouting and loud calls for balls will be clearly audible".

3.45 The original submission proposed a 5 metres high acoustic fence (when measured from the surface of the walkway/rear of the existing stand) which would lie adjacent and parallel to the hedgerow at Coach Road.

3.46 The Council's Environmental Health Officer made the following observations:

"The pitch and sport lighting design allows potential for three pitches to be used at once during training and two for adult games therefore there is potential for an additional 3 dba per pitch. Meaning the average sound level at neighbouring homes could be up to 40 dba Laeq and peaks when shouting occurs during a game/match.

This is similar to a match day on the current pitch, but the new pitches use will be more frequently due to the improvement of the playing surface, shouts, whistles and calls for balls will be clearly audible from the neighbouring homes and matches will be heard".

3.47 Following discussion with the Council's Environmental Health Officer the applicant agreed to revise the application by moving the acoustic barrier closer to the pitch which would offer an improved barrier.

3.48 With regard to potential noise impacts the Council's Environmental Health Officer has also recommended that the following details are required/controlled as part of the application:

- The use of any amplification system installed on the site shall be restricted to announcements only and shall not be used for music. Systems should be designed to operate at 5 dba below background sound level La90 when measured at the site boundary.
- Submission of a Management Plan.
- Impact sound should be mitigated with the use of catch netting/padding to prevent direct contact with surfaces surrounding the pitch. Limiting noise from repetitive goal strikes/rebound during training. Kicking and rattling fencing will not be accepted.
- Signs, fencing and structures in proximity to the playing surface should be securely clamped with anti-vibration mountings and secured, so that impact noise is minimised.
- Hours of use controlled by a condition

3.49 Revised drawings (site plan, elevations and sections through the site) have been submitted identifying the exact position and dimensions of the acoustic barrier, showing its distance from the playing surface and neighbouring homes. The applicant has also confirmed that concerns relating to balls being hit against the acoustic fence could be dealt with by netting, replicating the design of the 8 metres high netting behind the stadium goals but kept to a height no greater than that of the acoustic fence. The netting would be wide aperture to stop footballs from passing and therefore would be difficult to see from a distance, except the supporting posts.

3.50 The applicant has also confirmed the change in hours to be as set out below:

The existing hours of use (as approved under application number: 17/01503/VAR):

- A maximum of three nights out of Monday to Friday - 9 a.m. to 9.45 p.m.
- Saturday and Sunday - 9 a.m. to 7 p.m.
- Bank Holidays - Closed

The proposed (amended) hours:

1 September–31 May (inclusive)

- Monday to Friday 9 a.m. to 9 p.m.
- Saturday and Sunday 9 a.m. to 7 p.m.
- At no time on Bank Holidays

1 June–31 August (inclusive)

- Wednesday and Friday nights 9 a.m. to 9 p.m.
- Monday, Tuesday and Thursday nights 9 a.m. to 8 p.m.
- Saturday and Sunday 9 a.m. to 7 p.m.
- At no time on Bank Holidays

3.51 In addition the applicant has requested 30 Monday to Friday finishes at 9.30 p.m. between 1 August and 31 May to allow County representative fixtures and cup finals to continue to be played at the site. To enable the dates to be enforceable, the

applicant has advised that a calendar of the dates would be provided to the Council and the Wolborough Residents' Association on 1 August of each year. A condition has been recommended to control use of the site and associated lighting to those set out below and for the timetable for matches/fixtures to be submitted to the Local Planning Authority on 1 August each year.

- 3.52 The Teignbridge Environmental Health Officer has confirmed that the submitted details are acceptable and that subject to the conditions recommended, Environmental Health has no objections.
- 3.53 The football pitch and playing fields are currently used for sports and recreation during daylight hours on evenings and weekends and, therefore, the impacts from the new playing pitch surface though the extended hours and likely increased use is the key issue to consider when understanding how the development will impact on the residential amenities of neighbouring occupiers.
- 3.54 Officers acknowledge that the proposals will introduce new noise impacts arising from intensified evening and weekend use (including noise from shouting, clapping, ball impacts and referee whistles). The proposal will inevitably change the character of the area and create a level of activity that will be discernible from neighbouring properties and thus reduce the level of amenity presently enjoyed by these residents. However, these new impacts are not considered to have significantly adverse impacts on health and quality of life and conditions of this permission will assist in reducing the impact. This is also confirmed in the applicant's acoustic assessment which advises that noise levels will be within World Health Organisation parameters. Conditions of the permission, including a noise survey following the erection of the acoustic fence and a Management Plan, will ensure that controls are in place to manage noise levels to those set out in the applicants' Noise Assessment.

Lighting

- 3.55 As a reminder, Members should be aware that floodlighting has previously been granted at this site under reference 92/00437/FUL and 17/01503/VAR.
- 3.56 The applicants' original intention was to retain the lighting and associated fittings installed in accordance with the previously-approved details, reference 17/01503/VAR, which includes achievement of Environmental Zone 1, at the neighbouring residential frontages.
- 3.57 The Council's Environmental Officer raised no objections to this part of the proposal and recommended conditions relating to retention of the installed lights with achievement of Environmental Zone 1, the lighting system to have automatic timer controls which turns lights off outside of operational hours, All lighting sources shall be directed downwards to or otherwise shielded so as to keep all light and glare confined to the site boundary and no upward facing light, (car park area and Devon FA site) and control over the days/times the lighting can be used.
- 3.58 Following concerns regarding the accuracy of the section drawings submitted under application number: 17/01503/VAR (for the lighting) and that the existing lighting is causing harm, an extended topographical survey was completed in December 2018 to focus on the Coach Road area and these more accurately depict the heights of vegetation and the houses to the north of the football pitch.

3.59 The Council's Environmental Health Officer has been consulted and has confirmed that subject to the following recommended conditions, Environmental Health has no objections:

-The lights and associated fittings shall be installed and retained in accordance with the approved details, including achievement of Environmental Zone 1, at the neighbouring residential frontages.

The details submitted show the lighting system would be the equivalent of an Environmental Zone E1 (intrinsically dark landscape) as per the recommendations of the institution of lighting professionals in the guidance notes for the reduction of light pollution 2011. (No greater than 2.0 lux at the façade of neighbouring homes as shown in the lighting report plan and currently on site.)

-The lighting system shall be automatically controlled with a timer which turns the lighting system off outside the operational hours. This shall be fitted prior to the new lights being first brought into use.

- All lighting sources shall be directed downwards to or otherwise shielded so as to keep all light and glare confined to the site boundary and no upward facing light, (car park area and Devon FA site).

3.60 For Members' information, the description and definition of zones is copied below. Importantly, we have applied controls to Zone E1 where this level of lighting can be suitable in intrinsically dark locations such as National Parks and Areas of Outstanding Natural Beauty:

Zone	Surrounding	Lighting Environment	Examples
E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

3.61 Conditions are recommended in line with the Environmental Health Officer's comments to ensure that the impact of the lighting on surrounding residential properties is at an acceptable level and allows the games pitch to be used and to deliver positive health and well-being outcomes for the community.

3.62 It is therefore considered that, whilst there will be a change of character and increased noise and activity related to the proposed development, the controls in place would ensure that the site is operated within acceptable limits and Environmental Health have raised no objections subject to conditions.

3G Pitch

- 3.63 A letter of representation has raised concerns about the use of 3G Artificial Grassed Pitch which it is considered poses a risk to the health and well-being of players, the community and the environment. The area of surface for the pitch would be 7,456m².
- 3.64 The application includes a frequently asked questions (FAQ) document relating to the construction of a 3G artificial grass pitch and the applicant has confirmed that the pitch will be installed in accordance with the relevant industry standards. Whilst it is accepted that an artificial pitch is not as environmentally sound as a grassed pitch, this surfacing is widely used and has benefits to the community in terms of its all weather access. A condition is recommended relating to the details and construction of the 3G pitch.

Highway safety

- 3.65 This existing site is accessed of a C Classified County Road which is restricted to 30 m.p.h.. This proposal is to replace an existing pitch with a 3G pitch, including extended hours, which will encourage more use which in turn would generate more visitors.
- 3.66 As part of this application the applicant is proposing an additional 71 car park spaces which will be marked out providing a total of approximately 137 spaces. The Transport Statement shows the number of predicted visitors which has been taken from TRIC's database which is a nationally accepted database. Devon County Council Highways and Planning has advised that the proposed parking facilities will not have a severe impact on the road network and all the visitors can be accommodated within the site. It also shows there is footway link from the football ground to the town centre and to and from bus stops, showing a safe suitable access for all users and therefore there are also other sustainable ways to access the site.
- 3.67 It is recommended that a condition is imposed to require the additional parking to the east of the existing pitch to be provided before the new pitch and extended hours are commenced. This will ensure that parking is available when the site may be at full operational capacity.
- 3.68 Subject to the above condition, it is considered that the proposed development would not lead to a harmful increase in parking overspill into surrounding roads.

Drainage

- 3.69 The site is not located within a Flood Zone as identified in the Environment Agency Maps nor is it identified as being located in a critical drainage area. Teignbridge's Drainage Engineer and the Devon County Council Local Lead on Flood Alleviation have been consulted on the application and have advised that the applicant has not provided sufficient information in relation to the disposal of surface water from the site to enable observations to be made on the proposal. However, given the size of the site and low risk nature of the proposal, it is recommended that if planning permission is granted it should it could be subject to conditions to obtain details for surface water disposal and management. It is therefore recommended that conditions relating to the submission of a drainage scheme and its future management and maintenance are imposed.

Minerals

- 3.70 The site is within a Minerals Safeguarding Area and Minerals Consultation Area for the sand and gravel resource, as defined in the Policies Map for the Devon Minerals Plan.
- 3.71 The Devon Minerals and Waste Plan forms part of the development plan for the area and requires consideration, given that the site lies within a Minerals Safeguarding and Consultation Area. Policy M2 (Minerals and Safeguarding Areas) is of most relevance:

Mineral resources and infrastructure within the Mineral Safeguarding Areas defined on the Policies Map will be protected from sterilisation or constraint by non-mineral development within or close to those areas by permitting such development if:

(a) it can be demonstrated through a Mineral Resource Assessment and in consultation with the relevant mineral operators that the mineral resource, infrastructure concerned is not of current or potential economic or heritage value; or,

(b) the mineral resource can be extracted satisfactorily prior to the non-mineral development taking place under the provisions of Policy M3; or,

(c) the non-mineral development is of a temporary nature and can be completed and the site restored to a condition that does not inhibit extraction or operation within the timescale that the mineral resource or infrastructure is likely to be needed; or,

(d) there is an overriding strategic need for the non-mineral development; or,

(e) it constitutes exempt development, as set out in the exemption criteria.

- 3.72 Devon County Council Minerals and Waste Planning has been consulted and advised that the installation of an artificial pitch at an established sports ground will not result in any increased constraint of the mineral resource. Devon County Council therefore has no objection to this application in its role as mineral planning authority. The Devon Stone Federation has also been consulted and advised that the proposal involves upgrading of an existing football pitch to an artificial pitch, and therefore the proposal would not result in any additional sterilisation than has already occurred. It therefore has also raised no objection.
- 3.73 The proposed development is therefore not considered to be in conflict with the objectives of Policy M2.

Trees

- 3.74 There are a number of mature trees within the site, including to the east of the existing football pitch around the perimeter of the new car parking area as well as a large oak tree (T8) at the frontage to Coach Road. A Tree Constraints Plan and Survey accompany the planning application. The Teignbridge Arboricultural Officer has raised no objections.
- 3.75 It is recommended that a condition is imposed requiring trees within the site to be protected during the construction period. It is also recommended that a condition is imposed to ensure that the construction of the proposed acoustic fence is designed/ engineered to prevent any risk to the life or health of the existing oak tree (T8).

Ecology

- 3.76 The site is located on the outskirts of a residential area, with deciduous woodland adjacent to the south-west of the site. Ponds and lakes are present to the south-east of the site.
- 3.77 A Preliminary Ecological Appraisal (PEA) has been submitted in support of the application, to assess the likely significant ecological impacts of the proposed development.
- 3.78 Decoy County Park Local Nature Reserve (LNR) is adjacent to the site to the south which is rich in plants, birds and invertebrates. This is designated as a Country Wildlife Site.
- 3.79 The Teignbridge Biodiversity Officer initially made a holding objection due to concerns relating to:
- impacts of increased lighting on wildlife in the adjacent Local Nature Reserve
 - potential issues over disposal of surface water which may affect the hydrology of the LNR and may result in pollution of the LNR
- 3.80 However, following the receipt of additional information, the Biodiversity Officer removed their objection.
- 3.81 A condition is recommended to require the submission of a Construction Environmental Management Plan (CEMP) as suggested by the applicants' Ecologist within their Preliminary Ecological Appraisal (PEA). It is also recommended that a condition is imposed requiring that the development is undertaken in accordance with the PEA. In addition, the imposed condition relating to drainage requires the applicant to take into account the adjacent County Wildlife Site (CWS).
- 3.82 Subject to the above, the development would not harm any important habitats or features at Decoy Local Nature Reserve a County Wildlife Site and accords with Policies EN8, EN9 and EN11 of the Teignbridge Local Plan.

Other matters

- 3.83 It is not considered that the development would be likely to have any significant impact on crime and disorder having regard to Section 17 of the Crime and Disorder Act 1998 (as amended).
- 3.84 Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicants' reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests/the Development Plan and central government guidance. Consideration of Human Rights forms part of the planning assessment.

Summary and conclusions

- 3.85 In terms of upgrade to the existing pitch, it is important to recognise that the application does not propose a change of use, but rather seeks to update the quality of the existing pitch, and the type of activities would not go beyond those which can already take place on the site.
- 3.86 The 3G Artificial Pitch Surface, increased hours of use and new car parking area would allow enhanced use of an existing facility and provide an improved sports facility for the association and wider community use.
- 3.87 Whilst the submitted information indicates that the development would not give rise to significant adverse noise and lighting impacts that would cause demonstrable harm to residential amenity, it is also recognised that the likely increased use of the site from extended hours and all all-weather surface would alter the character of the area and lead to increased noise and activity within the site and that associated with vehicles and pedestrians entering and leaving the site. This activity is likely to result in a somewhat discernible change to local residents.
- 3.88 Mitigation has been proposed to minimise impacts on residential amenity and Teignbridge's Environmental Health Officer has confirmed that noise levels from use of the pitch would be within World Health Organisation limits.
- 3.89 It is also recognised that the proposed acoustic fence will have a negative impact upon the character and appearance of the Conservation Area and approach to a Grade I listed building. This impact will lessen over time though proposed mitigation, including painting the fence in grey or green and the implementation of a landscape scheme to enhance the existing hedge and also provide additional landscaping within the site.
- 3.90 The proposed upgrade to the pitch, car park and extended hours of use are necessary to secure funding and the future viability of the Devon Football Association at this site and, as stated previously in this report, the proposal is identified as a priority in the Teignbridge Playing Pitch Strategy which is endorsed by The Football Association and Football Foundation and has the support of Sport England.
- 3.91 The benefits of the development are not judged to be outweighed by the harm, taking into consideration the significant local objection and the scheme is recommended for conditional approval.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S11 (Pollution)

EN2A (Landscape Protection and Enhancement)

EN5 (Heritage)

EN8 (Biodiversity Protection and Enhancement)

EN11 (Legally Protected and Priority Species)

EN12 (Woodlands, Trees and Hedgerows)

WE11 (Green Infrastructure)

WE12 (Loss of Local Facilities)

WE13 (Protection of Recreational Land and Buildings)

Newton Abbot Neighbourhood Plan

National Planning Policy Framework

National Planning Practice Guidance

Devon Waste Plan

Teignbridge Playing Pitch Strategy 2018-2023, Appendix A: Site by Site Action Plan

5. **CONSULTEES**

Teignbridge Drainage Engineer - 27 September 2018 Devon County Council's Flood and Coastal Risk Management Team are the statutory consultee for the above planning application because it is classed as a major development. In addition to the comments made by Devon County Council, the applicant has not provided sufficient information in relation to the disposal of surface water from the site to enable observations on the proposal. The applicant must therefore submit a surface water drainage management plan which demonstrates how surface water from the development will be disposed of in a manner that does not increase flood risk elsewhere, in accordance with the principles of Sustainable Drainage Systems. The applicant is therefore advised to refer to Devon County Council's draft Sustainable Drainage Design Guidance, which can be found at the following address: <https://new.devon.gov.uk/floodriskmanagement/sustainable-drainage/>.

Currently no detail on the parking area drainage has been provided, this area represents a substantial increase in impermeable area and an appropriate drainage strategy should be proposed.

Although infiltration is shown to be partially acceptable and although the made ground is dominantly derived from natural material, infiltration at this location may represent a ground stability issue. Further details on the infiltration testing and ground investigation should be provided for review if infiltration-based drainage is pursued.

16 November 2018 Given the size of the site and low risk nature of the proposal, it is recommended that if planning permission is granted it should be subject to the following conditions.

1. No part of the development hereby permitted shall be commenced until a programme of percolation tests has been carried out in accordance with BRE Digest 365 Soakaway Design (2016), and the results approved in writing by the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. A representative number of tests should be conducted to provide adequate coverage of the site, with particular focus placed on the locations and depths of the proposed infiltration devices.

REASON: To ensure that surface water from the development is discharged as high up the drainage hierarchy as is feasible.

2. No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. The design of this permanent surface water drainage management system will be informed by the programme of approved BRE Digest 365 Soakaway Design (2016) percolation tests and in accordance with the principles set out in the xxx

REASON: To ensure that surface water run-off from the development is discharged as high up the drainage hierarchy as is feasible, and is managed in accordance with the principles of sustainable drainage systems.

Advice: Refer to Devon County Council's Sustainable Drainage Guidance.

3. No part of the development hereby permitted shall be commenced until the detailed design of the proposed surface water drainage management system which will serve the development site for the full period of its construction has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. This temporary surface water drainage management system must satisfactorily address both the rates and volumes, and quality, of the surface water run-off from the construction site.

REASON: To ensure that surface water run-off from the construction site is appropriately managed so as to not increase the flood risk, or pose water quality issues, to the surrounding area.

Advice: Refer to Devon County Council's Sustainable Drainage Guidance.

Teignbridge Conservation Officer - 26 November 2018 The proposal is to erect a 5 metres high fence along the northern boundary fronting onto Coach Road close to the entrance to Wolborough Hill Conservation Area at Penshurst Road. The current drawing, SP1138, shows the fence to be to the northern side of the hedge and large oak tree but I understand this may be altered and slightly set back but will be extremely visible along Coach Road. I strongly recommend a better site section showing its height and a street montage or similar showing how the fence will look along Coach Road. Coach Road along this location is semi-rural in character with detached dwellings outside the Conservation Area and gentle parkland landscaping but it quite close to the Conservation Area boundary and principal access. Due to the height and length of the fence this element of the scheme will have a very adverse harmful impact on the approach to the Conservation Area of Wolborough Hill and even in its new position will still be seen above and through the hedge.

I would not support the scheme due to this element but accept there is some public benefit to improved facilities.

The fence will have an adverse impact on the approach to Forde Park for the same reasons. There is sufficient distance from the Church of St Mary that the fence does not affect the setting but not far enough that it does not affect the experience

of approaching the church though there is no historical association of the land that I am aware of relating to the church. .

There is a further introduction of astro turf to the pitch and improved car parking that I would not object to with agreed landscaping around the car park and agreed details on car park surfacing and lighting; it is an urban solution and there may be better landscape options on how this may be carried out. At present the acoustic fence does not respect the character and appearance of the area. I would recommend the tree officer considers the impact on the tree of the fence post foundations and the landscape officer considers impact on landscape.

Teignbridge Landscape Officer - 16 November 2018 Concern about the acoustic fence.

- The 5 metres high acoustic fence is a problem, in that, it will be visible from Coach Road. Coach Road links between Ford Park and Wolborough Conservation Areas and its character, which is of a rural lane, contributes positively to the experience of both Conservation Areas. It also one of the few remaining attractive approaches to Newton Abbot. The fence will erode this positive character. It could be argued that the hedge will hide the fence, however, in order to remain thick at the base and provide a low level screening, the hedge needs to remain in management which means occasionally cutting it down.

However, the revised position of the fence will allow room for additional planting/improved hedgerow management. The details of this could be conditioned. Increasing the thickness of the hedge and planting with holly would be of benefit.

- The fence would be less noticeable if it was stained or painted black to have a “tarred” appearance.

Concerns about the car park

- The proposed car park layout is a very engineered solution and would benefit from the input of a landscape architect to help minimise the urbanising effect of what feels like a soft, attractive, semi-rural area. The changes should:
 - ease the parking bay layout so that it is “end on” rather than staggered layout;
 - omit bay marking;
 - incorporate tree planting within and around the car park. The trees should be broad-headed parkland species such as horse chestnut, limes or oak, managed to have a canopy under which views out can be maintained. The trees will cast shadow that will help to screen and camouflage the cars; and,
 - include some subtle, earth mounding around the car park perimeter to disguise the change in level and to make use of the spoil. The aim should be for the mounding to screen the lower elevations of the cars, yet allow people sitting in the cars have views over towards the sports pitches.

These changes could all be conditioned.

Teignbridge Tree Officer - 18 September 2018 There are no arboricultural objections to the proposal as no significant trees within or adjacent to the site will be adversely affected.

Teignbridge Environmental Health - 23 November 2018 The area surrounding the pitch is close to large homes, next to a quiet road on the edge of wooded parkland. The recent introduction of new whiter lamps have a greater visual impact and clearly noticeable in neighbouring homes. The low ambient light levels in the area and the contrast between the sports lighting is sharp and the sensation of the new lighting can be quite harsh to the eye. The lamps facing the homes have been set to zero and five degrees to prevent direct glare into neighbouring homes.

The topography of the surrounding area allows most properties to view and hear noise from the pitch. Currently the pitch is not used very often due to the condition of the pitch and the current format of the site. I understand why the modern surface will facilitate and improve the site for local players, but the introduction of an all-weather pitch will not only become a firmer surface, which absorbs sound differently to soil, but it will have the ability to be used every day.

The acoustic report clarifies that the site will not exceed the guide sound levels, ensuring that it does not degrade the area below the minimum standard for a healthy environment. Which is hard to counter, but wind direction and wind speed will lift the sound levels at the neighbouring properties making complaints likely. As stated in the acoustic report, a management plan would be required to prevent foul language being heard, peaks of shouting and loud calls for balls will be clearly audible.

The current background sound levels at the façade of neighbouring homes is very low, estimated 25 db La90 after 8 p.m., therefore the decibel figures provided in the noise report highlight the level of intrusion and a change to the character of the area, particularly after 8 p.m.

The acoustic barrier is a good suggestion, but to reduce the impact stadium seating with a roof, at the north side of the pitch and a third of the sides of the pitch would achieve greater attenuation.

The impact from sports lighting, intensification of the sites use, the ability for two pitches to be used until 10 p.m., the daily use, proximity of the site to neighbouring homes and late night vehicle movements after 10 p.m. is likely to cause complaint, therefore I objected to the initial format of the application.

The details provided and discussions I had with the applicant suggested the change to the site is unlikely to cause an adverse health impact and when clarified as a NPPG category its introduction would have An Observed Adverse Effect.

"Noise can be heard and cause small changes in behaviour and or attitude, e.g. turning up the volume of television, speaking more loudly, having to close the windows for some of the time because of the noise potential for sleep disturbance., Affects the acoustic character of the area such that there is a perceived change in the quality of life."

The applicant, Mr Morrison, offered mitigate the impact by changing the application by moving the acoustic barrier closer to the pitch and closing the pitches and turning the sports lighting off earlier than previously submitted. The barrier would be placed in line with the stand and cover the full width of the pitch. The acoustic barrier would be 5 metres high (when measured from the surface of the walkway/rear of the

stand). He also said the acoustic barrier would be an estimated 6 metres from the pitch side/goal line (no greater than 6 metres). Therefore the barrier would help to reduce some of the impact from a third of width of the pitch.

The pitch and sport lighting design allows potential for three pitches to be used at once during training and two for adult games therefore there is potential an additional 3 dba per pitch. Meaning the average sound level at neighbouring homes could be up to 40 dba Laeq t and peaks when shouting occurs during a game/match.

This is similar to a match day on the current pitch, but the new pitches use will be more frequent due to the improvement of the playing surface, shouts, whistles and calls for balls will be clearly audible from the neighbouring homes and matches will be heard.

The applicant suggested changing the opening hours to
Between 1 September and end of May
9 a.m. until 9 p.m. Monday to Friday.
9 a.m. until 7 p.m. Saturday and Sunday
Between 1 June and end of August
9 a.m. until 8 p.m. three nights a week and until 9 p.m. two nights a week.
Plus 40 special events (closing at 9.30 p.m.) these will occur to stay open for cup matches later during the week throughout the year.

Approval subject to conditions

Noise

Specific drawings are needed to confirm the exact position and dimensions of the acoustic barrier, showing its distance from the playing surface (within 6 metres) and neighbouring homes. As agreed with the applicant.

The pitches could be used between the hours of 8 a.m. until 8 p.m. three nights a week and until 9 p.m. two nights a week, 8 a.m. until 7 p.m. Saturday and Sunday and not at all on Bank Holidays.

The hours the applicant suggested are less than currently permitted, but the 40 days per year allowance suggests that the pitches could be used until 9.30 p.m. one day most weeks of the year. The noise impact should be assessed before the extra hours (special events) can be used. These should occur within a pre-denoted period e.g. end of season finals only.

Use of whistles need to be limited and use detailed in the management plan.

The use of any amplification system installed on the site shall be restricted to announcements only and shall not be used for music. Systems should be designed to operate at 5 dba below background sound level La90 when measured at the site boundary.

The management plan should include a specific detail to effectively respond to incidents from people attending the site. A manager will be on site at all times the pitch and car park is in use and contact details provided to the public to deal with incidents and monitor and resolve the noise impact/incident.

If a person acts in an unreasonable manner resulting in higher noise levels, if excessive raised voices and anti-social language is heard/recorded/witnessed by the site manager from a neighbouring façade the use of the pitches will be stopped until the site management resolves the matter and the player/subject is removed from the site.

Impact sound is to be mitigated with the use of catch netting/padding to prevent direct contact with surfaces surrounding the pitch. Limiting noise from repetitive goal strikes/rebound during training. Kicking and rattling fencing will not be accepted.

Signs, fencing and structures in proximity to the playing surface should be securely clamped with anti-vibration mountings and secured, so impact noise is minimised.

Lighting

The lights and associated fittings shall be installed and retained in accordance with the previously-approved details Reference 17/01503/VAR, achievement of Environmental Zone 1, at the neighbouring residential frontages. Environmental Zone E1 (intrinsically dark landscape) as per the recommendations of the Institution of Lighting Professionals in the guidance notes for the reduction of light pollution 2011.

The lighting system shall be automatically controlled with a timer which turns the lighting system off outside the operational hours. This shall be fitted prior to the new lights being first brought into use.

All lighting sources shall be directed downwards or otherwise be shielded so as to keep all light and glare confined to the site boundary and no upward-facing light, (car park area and Devon FA site).

The lighting system shall only be used between the following hours:

Monday - Friday in any week: 9 a.m.-9 p.m.

Saturday and Sundays: 9 a.m.-7 p.m.

Not at all on Bank Holidays

Plus 40 special events (closing at 9:30 p.m.) these will occur to stay open for cup matches during the week (if the noise condition is satisfied).

Teignbridge Environmental Health Officer - 24 January 2019 Further response following receipt of revised plans – approval subject to conditions.

The area surrounding the pitch is close to large homes, next to a quiet road on the edge of wooded parkland.

The recent introduction of new whiter lamps have a greater visual impact and clearly noticeable in neighbouring homes. The low ambient light levels in the area and the contrast between the sports lighting is sharp and the sensation of the new lighting can be quite harsh to the eye. The lamps facing the homes have been set to zero and five degrees to prevent direct glare into neighbouring homes.

The topography of the surrounding area allows most properties to view and hear noise from the pitch. Currently the pitch is not used very often due to the condition of the pitch and the current format of the site. I understand why the modern surface

will facilitate and improve the site for local players, but the introduction of an all-weather pitch will not only become a firmer surface, which absorbs sound differently to soil, but it will have the ability to be used every day.

The acoustic report clarifies the site will not exceed the World Health Organisation guide sound levels, ensuring that it does not degrade the area below the minimum standard for a healthy environment. Which is hard to counter, but wind direction and wind speed will lift the sound levels at the neighbouring properties making complaints likely. As stated in the acoustic report, a management plan would be required to prevent foul language being heard, peaks of shouting and loud calls for balls will be clearly audible.

The current background sound levels at the façade of neighbouring homes is very low, estimated 25 db La90 after 8 p.m., therefore the decibel figures provided in the noise report highlight the level of intrusion and a change to the character of the area, particularly after 8 p.m.

The acoustic barrier is a good suggestion, but to reduce the impact stadium seating with a roof, at the north side of the pitch and a third of the sides of the pitch would achieve greater attenuation.

The impact from sports lighting, intensification of the use of the site, the ability for two pitches to be used until 10 p.m., the daily use, proximity of the site to neighbouring homes and late night vehicle movements after 10 p.m. is likely to cause complaint, therefore I objected to the initial format of the application.

The details provided and discussions I had with the applicant suggested the change to the site is unlikely to cause an adverse health impact and when clarified as a NPPG category its introduction would have An Observed Adverse Effect.

"Noise can be heard and cause small changes in behaviour and or attitude, e.g. turning up the volume of television, speaking more loudly, having to close the windows for some of the time because of the noise potential for sleep disturbance, Affects the acoustic character of the area such that there is a perceived change in the quality of life."

The applicant, Mr Morrison, offered mitigate the impact by changing the application by moving the acoustic barrier closer to the pitch, closing the pitches and turning the sports lighting off earlier than previously submitted. The barrier would be placed in line with the stand and cover the full width of the pitch. The acoustic barrier would be 5 metres high (when measured from the surface of the walkway/rear of the stand). He also said the acoustic barrier would be an estimated 6 metres from the pitch side/goal line (no greater than 6 metres). Therefore the barrier would help reduce some of the impact from a third of width of the pitch.

The pitch and sport lighting design allows potential for three pitches to be used at once during training and two for adult games therefore there is potential an additional 3 dba per pitch. Meaning the average sound level at neighbouring homes could be up to 40 dba Laeq t and peaks when shouting occurs during a game/match.

This is similar to a match day on the current pitch, but the new pitches use will be more frequently due to the improvement of the playing surface, shouts, whistles and

calls for balls will be clearly audible from the neighbouring homes and matches will be heard.

The applicant suggested changing the opening hours to,

Between 1 September and end of May

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9 a.m. until 7 p.m. Saturday and Sunday

Between 1 June and end of August

9 a.m. until 8 p.m. three nights a week and until 9 p.m. two nights a week.

Plus 30 special events (closing at 9.30) these will occur to stay open for cup matches later during the week throughout the year.

An e-mail received on 21 January 2019 states the applicant would not agree with the current lighting condition stating Environmental Zone 1 (less than 2 lux at the neighbouring windows) would not apply and therefore the current impact at the lighting would increase to the potential 10 lux at the neighbouring façade, an Environmental Zone 3.

The introduction of the pitches will be a significant change to the character of the area. The previous positive discussion with the applicant and agreements made about noise barriers, periods of time that the site would be used and current lighting conditions to reduce the impact at neighbouring homes was not necessary following the suggestion the lighting condition would be changed.

Reason for an Objection

I would have no option, but to object to this application unless all of the conditions listed below are applied due to the potential impact at neighbouring homes from light and noise.

If the application was approved, I would expect conditions below to be applied to attempt to protect the amenity at neighbouring homes and the occupiers from tolerating a statutory nuisance.

Noise

Specific drawings are needed to confirm the exact position dimensions of the acoustic barrier, showing its distance from the playing surface (within 6 metres) and neighbouring homes. As agreed with the applicant.

The pitches could be used between the hours of 8 a.m. until 8 p.m. three nights a week and until 9 p.m. two nights a week, 8 a.m. until 7 p.m. Saturday and Sunday and not at all on Bank Holidays.

The hours the applicant suggested are less than currently permitted, but the 30 days per year allowance suggests that the pitches could be used until 9.30 p.m. one day most weeks of the year. The noise impact should be assessed before the extra hours (special events) can be used. These should occur within a pre-denoted period, e.g. end of season finals only.

Use of whistles need to be limited and use detailed in the management plan.

The use of any amplification system installed on the site shall be restricted to announcements only and shall not be used for music. Systems should be designed to operate at 5 dba below background sound level La90 when measured at the site boundary.

The management plan should include a specific detail to effectively respond to incidents from people attending the site. A manager will be on site at all times the pitch and car park is in use and contact details provided to the public to deal with incidents and monitor and resolve the noise impact/incident.

If a person acts in an unreasonable manner resulting in higher noise levels, if excessive raised voices and anti-social language is heard/recorded/witnessed by the site manager from a neighbouring façade the use of the pitches will be stopped until the site management resolves the matter, player/subject removed from the site.

Impact sound is to be mitigated with the use of catch netting/padding to prevent direct contact with surfaces surrounding the pitch. Limiting noise from repetitive goal strikes/rebound during training. Kicking and rattling fencing will not be accepted.

Signs, fencing and structures in proximity to the playing surface should be securely clamped with anti-vibration mountings and secured, so that impact noise is minimised.

The acoustic barrier needs to be a solid, dense structure covering the full width of the pitch. (Drawing 9) highlights the maximum distance of the barrier from the playing surface to be less than 6 metres and the minimum height, at least 6.96 metres above the playing surface.

A sound impact survey should be completed by a competent engineer/acoustician demonstrating the efficiency of the acoustic barrier and adding further acoustic treatment and a site management plan to ensure minimal impact from the use of the pitches at neighbouring homes and confirmed acceptable by the Planning Department before first being brought into use and shall be retained as inspected thereafter.

Lighting

The lights and associated fittings shall be installed and retained in accordance with the previously approved details Reference 17/01503/VAR, achievement of Environmental Zone 1, (below 2 Lux) at the neighbouring residential frontages.

Environmental Zone E1 (intrinsically dark landscape) as per the recommendations of the Institution of Lighting Professionals in the guidance notes for the reduction of light pollution 2011 (No greater than 2.0 lux at the façade of neighbouring homes as shown in the lighting report plan and currently on site).

The lighting system shall be automatically controlled with a timer which turns the lighting system off outside the operational hours. This shall be fitted prior to the new lights being first brought into use.

All lighting sources shall be directed downwards or otherwise shielded so as to keep all light and glare confined to the site boundary and no upward-facing lights. (car park area and Devon FA site).

The lighting system shall only be used between the following hours:

Monday-Friday in any week: 9 a.m.-9 p.m.

Saturday and Sundays: 9 a.m.-7 p.m.

Not at all on Bank Holidays

Plus 30 special events (closing at 9.30 p.m.) these will occur to stay open for cup matches during the week. (if the noise condition satisfied)

Teignbridge Ecology Officer - 3 October 2018 There is a biodiversity holding objection to the proposal because of concerns over:

- impacts of increased lighting on wildlife in the adjacent Local Nature Reserve
- potential issues over disposal of surface water which may affect the hydrology of the LNR and may result in pollution of the LNR

DESIGNATIONS/ISSUES

Increased illumination

The proposal is adjacent to Decoy Local Nature Reserve/County Wildlife Site. Various wild species, including certain bats, are adversely affected by increased levels of light at night.

The proposed 6 metres high lighting columns in the car park are likely to significantly increase light spill onto adjacent trees, including onto woodland in the LNR/CWS.

The proposed 6 metres car park lighting columns should be replaced with bollard lighting or another solution that would minimise light spill onto the adjacent woodland and trees (and towards neighbouring properties). Details of the revised lighting scheme should be submitted along with an isolux plan showing light levels at the edge of the woodland and other surrounding areas, as well as within the car park itself.

Hours of lighting use are currently restricted, under 17/01503/VAR (Condition 4), as follows:

The lighting system shall only be used between the following hours:

- A maximum of three nights out of Monday-Friday in any week: 9 a.m.- 9.45 p.m.
- Saturday and Sundays: 9 a.m.-7 p.m.
- Not at all on Bank Holidays

The proposal seeks to increase hours of lighting. In several places the Design and Access Statement (DAS) (e.g. Section 4.8.1) says the 3G pitch is to be used from 9 a.m. to 10 p.m. Monday to Friday and 9 a.m. to 7 p.m. Saturday and Sunday, but in Section 4.8.3 the DAS says floodlights will be required to be in operation from 9 a.m. to 10 p.m. seven days a week (suggesting that the floodlights will be left on when there is no play for three hours on Saturday and Sunday evenings). Both sets of timings represent an increase in the period during which light spill will fall onto the adjacent LNR/CWS.

I had hoped to find mitigation for the increased lighting in the Preliminary Ecological Appraisal. However, the lighting recommendations in Table 7 appear to refer to a different site. Page 22 says 'lighting will be limited to 'the new dwelling only. No lighting will be installed within the garden area'. Page 23 refers to 'low level lighting, lighting below the eaves and dimmable wall lights", none of which seem relevant to this proposal. The current PEA does not therefore present helpful mitigation measures for lighting.

The hours of operation should not be extended. If the Council is minded to extend the lighting operation period, the developer should justify the need for the additional three hours after play at the weekends and should propose appropriate mitigation measures to offset impacts on wildlife.

Teignbridge Ecology Officer - Following the receipt of additional information 24 October 2018 - Revision A to the Car Park Lighting Report and the e-mail from Wesley Bugg dated 18 October 2018, I can confirm that these satisfy my concerns over lighting provision in the car park and hours of lighting, from a biodiversity point of view. I am also satisfied with the proposal to condition submission of details on surface water disposal. The biodiversity holding objection is therefore withdrawn.

Surface Water - The Drainage Engineers' response points out that insufficient information is given on disposal of surface water from the pitch and car park. Concerns for biodiversity are that:

- increased hard surfaces will reduce water percolating into and through the soil, reducing water available in the soil for nearby trees and other vegetation;
- increased run-off or discharge of collected surface water may lead to localised flooding or erosion in the adjacent Local Nature Reserve;
- surface water from the car park and possibly the 3G surface may cause erosion in and around the point of discharge.

Details of surface water disposal should be submitted, including measures to mitigate impacts on the LNR/CWS.

CONDITIONS REQUIRED

Agreed mitigation measures will need to be secured by condition, or via approved plans.

Devon County Council Leading Local Flood Authority (LLFA) - 9 October 2018 At this stage, we object to this planning application because we believe it does not satisfactorily conform to Policy EN4 (Flood Risk) of Teignbridge District Council's Local Plan 2013-2033. The applicant will therefore be required to submit additional information in order to demonstrate that all aspects of the proposed surface water drainage management system have been considered.

Observations:

The applicant has not provided sufficient information in relation to the disposal of surface water from the site to enable me to make observations on the proposal. The applicant must therefore submit a surface water drainage management plan which

demonstrates how surface water from the development will be disposed of in a manner that does not increase flood risk elsewhere, in accordance with the principles of Sustainable Drainage Systems. The applicant is therefore advised to refer to Devon County Council's draft Sustainable Drainage Design Guidance, which can be found here:

<https://new.devon.gov.uk/floodriskmanagement/sustainable-drainage/>.

It is noted that a 71 new parking bays are proposed however no details have been provided on the proposal surface water drainage for this area.

Although infiltration is shown to be partially acceptable, and that the made ground is derived from natural material, the applicant should demonstrate that infiltration at this location would not pose a ground stability issue. Further details on the infiltration testing and ground investigation should be provided if infiltration is being proposed.

Devon County Council Leading Local Flood Authority - 21 November 2018
Confirmed that the objection is withdrawn subject to the imposition of conditions as recommended by the Teignbridge Drainage Engineer.

Devon County Council Highways - 8 October 2018 This proposal is accessed of a C Classified County Road which is restricted to 30 m.p.h.. This proposal is to replace an existing pitch with a 3G pitch which will encourage more use which should generate more visitors. As part of this application the applicant is proposing an additional 70 car park spaces which will be marked out giving a total of 137 spaces. There is also an overflow parking area on the playing field.

The Transport Statement shows the number of predicted visitors which has been taken from TRIC's database which is a national accepted database, and the parking facilities, will not have a severe impact on the road network and all the visitors can be accommodated within. It also shows there is footway link from the football ground to the town centre and to and from bus stops, showing a safe suitable access for all users.

Therefore the County highway Authority has no objections to the proposal.

Devon County Council Minerals and Waste Planning - 7 September 2018 The site lies within the Mineral Safeguarding Area for the sand and gravel resource, as defined in the Policies Map for the Devon Minerals Plan, with Policy M2 of the Plan seeking to safeguard mineral resources against sterilisation or constraint by other forms of development. However, the installation of an artificial pitch at an established sports ground will not result in any increased constraint of the mineral resource. Devon County Council therefore has no objection to this application in its role as mineral planning authority.

Devon County Council Highways 8 October 2018 – No objections.

This proposal is accessed of a C Classified County Road which is restricted to 30 m.p.h. This proposal is to replace an existing pitch with a 3G pitch which will encourage more use which should generate more visitors.

As part of this application the applicant is proposing an additional 70 car park spaces which will be marked out giving a total of 137 spaces. There is also an overflow parking area on the playing field. The Transport Statement shows the

number of predicted visitors which has been taken from TRIC's database which is a national accepted database, and the parking facilities, will not have a severe impact on the road network and all the visitors can be accommodated within. It also shows there is footway link from the football ground to the town centre and to and from bus stops, showing a safe suitable access for all users.

Imerys Minerals Limited - 7 September 2018 - No comment.

Devon Stone Federation - 14 September 2018 - The site lies within a Mineral Safeguarding Area for aggregate minerals, within which Policy M2 of the Devon Minerals Plan applies, which seeks to prevent possible sterilisation of the mineral deposit. In this case the proposal involves upgrading of an existing football pitch to an artificial pitch, and therefore the proposal would not result in any additional sterilisation than has already occurred. The DSF does not wish to raise an objection to the proposal.

Sport England - 18 October 2018 It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Para. 97) and Sport England's Playing Fields Policy, which is presented within its Planning Policy Statement titled 'A Sporting Future for the Playing Fields of England' (see link below):
www.sportengland.org/playingfieldspolicy

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

The Proposal and Impact on Playing Field

It is proposed to erect a new 3G artificial grass pitch (AGP) for football activity and sports lighting with fencing, etc.

Assessment against Sport England Policy

Therefore this application relates to the provision of a new outdoor and indoor sports facilities on the existing playing field at the above site. It therefore needs to be considered against exception E5 of the above policy, which states:

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.

I have therefore assessed the proposal against the above policy to determine whether the proposals meet exception E5.

There is an adopted strategic plan for pitches (Playing Pitch Strategy) and this AGP proposal is consistent with that document.

In relation to the proposed 3G AGP, sports lighting is integral to a number of sports facilities, as this will enable them to accommodate higher levels of use and considerably extend the hours of use outside the summer months. Sport England supports the installation of sports lighting of sports facilities where this will lead to a significant increase in opportunities for sport.

The Football Foundation (FF), on behalf of The Football Association (FA), advise that they are wholly supportive of this project. The project has been identified within the Teignbridge Playing Pitch Strategy, which was adopted by cabinet in July 2018 and strategically is a high priority project within Devon. The car parking provision will be provided to service the 3G FTP and the wider community facilities on the site, including the potential for overspill parking at peak times. There will be no impact to the quality and quantity of grass pitches that are currently on the site. The proposal within the planning application is fully compliant for football and all designs meet FA/FF specification. The site has been prioritised to receive investment from The Football Foundation.

Conclusions and Recommendation

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet exception E5 of the above policy.

Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

The absence of an objection to this application in the context of the Town and Country Planning Act, does not in any way commit Sport England or any National Governing Body of Sport to support for any related funding application.

Historic England - 17 December 2018 The Devon County Football Association, the National Governing Body for football in Devon is located along Coach Road. This is the former historic route linking the Grade I listed Forde House and the Grade I listed Parish Church of St Mary the Virgin. The church sits in an elevated position above the town and retains a strong rural character, albeit the extension of Wolborough in the 19th century. The current application site formerly sat in the woodland associated with Forde House, whose residents were the patrons of the church from the reformation. Coach Road although skirting around the edge of Newton Abbot, has retained a rural quality, which is an important element of the church's setting and helps to retain that sense of separation from the town on the easterly approach. The football ground contributes to that rural character due to the open nature of the site and the views through to the woodland beyond.

The proposals are to upgrade the facilities at the current football ground. This includes the insertion of an artificial pitch, additional hard-standing for car parking and the renewal of the lighting. There is also a new storage area and a 5 metres high acoustic fence along the northern boundary.

The general principle to the work is not opposed due to the existing facilities on the site. The lighting is already in place and therefore any change will be minor in respect of the current configuration. The addition of the acoustic fence is 5 metres and therefore a sizeable addition along this rural stretch of road. The cross sections show that the acoustic fence sits in line, height wise, with the existing hedge. The

photo-montages suggest that the hedge-line will require additional growth to screen the fence as suggested.

There is no barrier at present along the road and consequently, the Council need to be satisfied that there is a clear and convincing justification for the additions of the acoustic fencing in the first instance (Para. 194, NPPF). If this can be demonstrated then, we would encourage the Council to consider steps by way to avoid and minimise the harm (Para. 190, NPPF). This should include consideration of the height of the acoustic panels and whether they can be reduced in height without significantly impacting on the functionality of the screen.

Furthermore, consideration should be given to painting the fence green to ensure that it rescinds behind the vegetation of the hedgerow. As the hedgerow will be providing much of the screening then a strategy for managing and maintaining it needs to be provided. It should avoid formal planting and instead reflect the mix and varieties already seen within the hedgerow to retain that rural country lane character.

Recommendation

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

6. REPRESENTATIONS

Application has been advertised by way of a site notice and neighbouring letters. 21 letters of objection, including two from the Wolborough Residents' Association, have been received and one letter of support. The comments made can be summarized as follows:

Objection (21 letters)

1. Increased pollution and noise relating to additional traffic and car parking
2. Congestion of an already dangerously congested road
3. Parking proposed is insufficient. The parking at the site is also used by residents who recreate on the playing fields
4. Transport Assessment is factually incorrect in places
5. Creeping commercialisation of the club
6. More disturbance for local residents of this quiet neighbourhood
7. Match noise (including tannoys, cheering, whistles, use of clubhouse, etc.) and customer departure (vehicles movements, car doors opening and closing, night talking) and pitch maintenance (grass mowing and leaf blowing) have historically caused problems
8. Increased usage will exacerbate existing problems, 7 days a week with the only relief being Bank Holidays
9. The site geology and topography creates an amphitheatre effect – noise reverberates and becomes amplified

10. The site is not just a football ground but is a field for recreation
11. There are other areas, away from residential properties, which could better accommodate the proposed use
12. Loss of recreation land to provide a car park
13. Removal of top soil with an artificial pitch is not environmentally sound
14. The area does not require regeneration as purported in the Design and Access Statement
15. Noise from the pitch use 13 hours a day would have adverse impacts on health and quality of life
16. The proposed days/hours would give local residents no respite from the use
17. The area to form a car park is presently a playing field and not a football pitch leased to DCFA
18. The proposal in terms of its hours, increase usage and proximity to existing residential properties would cause significant harm to residential amenity
19. The Transport Statement wrongly assumes that people will attend the site by public transport. Other than the local hopper bus, the nearest bust stop is 1 km away. It is likely most people will arrive by car or coach
20. Ecological Appraisal and Noise Assessment are based upon desk top studies
21. The cross sections which support the application are not accurate – noise and lighting figures rely on these plans
22. Lighting approved under the 2017 application was based on incorrect plans
23. Lighting has caused problems and although the Council's Environmental Health Officers initially resolved these, the club adjusted the lighting again (angle and illumination) resulting in glare that caused harm to amenity
24. The cumulative effect of allocated residential development at NA3 in terms of traffic and environmental harms
25. The artificial surface is not environmentally friendly and will cause ground water contamination. Studies have only focused on the health effect for players and not the wider environment and population which is unknown
26. Destruction of recreational fields designated for use by public
27. Light pollution
28. Harm to the Conservation Area and County Wildlife Site
29. Disturbance to the Newton Abbot cemetery
30. Failure to comply with Policy 123 of the NPPF
31. Contravenes the Human Rights Act Right to property and right to privacy
32. Contravention of the terms of the applicants' lease – 'Not to permit or suffer anything to be done on the deemed premises or any part thereof which may be or become a nuisance, annoyance or danger to the landlord, its tenants or the owners or occupiers of any adjoining preemies, provided always that the uses specified in the lease shall not be deemed to be a nuisance a annoyance or danger'.
33. There are other more suitable locations for the club to operate from

Comment (two letters)

1. Could a footpath be incorporated within the site to enable pedestrian's to walk safely down the adjacent narrow and dangerous stretch of coach road?
2. The site is not safe and accessible to all users as set out in the applicants supporting documentation
3. There is not a continuous footway link from the football ground to the town centre

4. To reach the Station, it is necessary to cross an extremely busy highway into town
5. The nearest bus stop for the number 75 bus is on Church Road. This limited bus service does not run on Sundays and stops after 6 p.m.
6. The next nearest other buses stop at the Station and one stop close by. These involve crossing a busy road and walking to the DCFA along Coach Road – without being on a walkway for some of that journey
7. The majority of Coach Road (travelling south west) is a narrow country lane, in which vehicles are forced frequently to stop and find slighter wider areas such as residents' drives, to allow oncoming vehicles to pass. This is an extremely dangerous road for pedestrians – as there is no walkway for the remainder of Coach Road. The road is also treated as a 'rat run' by local traffic, which makes it even more dangerous
8. To cycle along Coach Road would be problematic
9. Visitors of the facility often park on nearby narrow roads

Support (one letter)

1. A fantastic opportunity to develop a current sporting facility
2. Promotes a healthy lifestyle development with sports facilities for all ages, abilities and disabilities
3. We need venues like these to encourage our sports people opportunities to be able to participate all the year round
4. The venue is up and running with a brilliant management team on site
5. As the secretary/member/parent of a neighbouring club - Decoy BMX Club we really support the proposal - we really need more sporting venues of excellence in the region. The venue and its proposals
6. Development does not harm the local houses

7. TOWN COUNCIL'S COMMENTS

18 September 2018 – Acknowledge the site is an existing operation and amenity as a sports venue and raise no objection. However, concern is raised over the proposed extension to the hours of operation and it is recommended they should be fixed to 9 p.m. consistent with other facilities in the town.

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

Business Manager – Strategic Place