



Delegated Report

Planning Application

Planning Application No: 20230465

Location: Helen Allison School Longfield Road Meopham Gravesend

Description: Construction of a school Multi-Use Games Area (MUGA) within an existing playing area.

Applicant: Aaron Cracknell, National Autistic Society

Site Visit Date: Desktop assessment with reference to 07 December 2022 site visit

Submitted Documents/Plans

Planning Application form;
Red/blue line site boundary plan;
Red/blue line site boundary plan with annotated notes;
Drawing no. 000-RYD-XX-XX-DR-L-0001 Proposed layout, landscaping and ecological arrangements;
Letter from agent dated 24 May 2023;
Letter from Hone Ecology dated 07 March 2023 clarifying red line boundary;
Planning Statement March 2023;
Topographic survey; and
Emails from agent received 18 July 2023 clarifying proposed fencing.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210806	Erection of 130 metres of three metre high security fence with automated vehicular access gate and separate pedestrian gate.	Permitted	21.09.2021
20000726	Stationing of a temporary portacabin on the eastern side of the school building.	Permitted	06.12.2000
19990720	Erection of part single storey and part two storey infill extension to form food technology classroom with training kitchen, Science classroom with store, art room, library, music room, male and female changing rooms and gym store at ground floor level with staff room, assessment room, social and communication classroom, and psychologist's room at first floor level in substitution of planning permission reference number GR/98/633.	Permitted	13.12.1999
19990601	Formation of vehicular access to form exit from the school.	Permitted	20.10.1999
19970004	Erection of single storey infill rear extension to form activity centre, toilet accommodation, office and classroom.	Permitted	20.03.1997

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS10 – Physical and Social Infrastructure
- CS11 – Transport
- CS12 – Green Infrastructure
- CS13 – Green Space, Sport and Recreation
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 8 – Promoting healthy and safe communities
- 12 – Achieving sustainable development and well-designed places
- 13 – Protecting Green Belt land
- 15 – Conserving and Enhancing the Natural Environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

GBC Environmental Protection Team (Regulatory Services)

Initial response:

Although it is appreciated that the MUGA will be for use by the school only (no community usage) and only during school hours, there is the potential for noise to be an issue. MUGA's extend outside play and sports hours which can result in nearby neighbours being subjected to noise for much longer periods of time than with a grass pitch. Information submitted with the application advises that the MUGA will extend outside play/sport use to the full 11 months academic time rather than the current 5 months for the use of the grass pitches.

It is understood that there will be no floodlighting.

The following conditions are recommended:

Noise - Artificial Pitches and Multi-Use Games Areas:

A noise impact assessment shall be conducted and a scheme shall be submitted for approval in writing to demonstrate how noise shall be mitigated to protect nearby residential properties. This shall be prepared by an acoustically competent person and include mitigation of noise impacts from:

- o Voices from users
- o Whistles used by referees
- o Rebound of balls against hard surfaces
- o Crowd noise

There shall be no amplified speech or music used in the areas unless agreed in writing by the Local Planning Authority.

Watching Brief:

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Code of Practice on Construction and Demolition:

Please apply as appropriate.

Second response:

The agent's comments are noted.

I appreciate that the lateness of raising the noise Impact Assessment does cause the applicants some issues particularly in getting the background noise levels undertaken before term ends in a few weeks. With this in mind and the responses given, I am happy for the requirement for an NIA to be placed on any permission as a condition and to be undertaken prior to the use commencing. That way if they can't get an acoustic consultant on board before the end of term, the measurements can be done as soon as term starts in September.

I've revised the condition I suggested previously:

A noise impact assessment shall be conducted, and a scheme shall be submitted for approval in writing prior to the use commencing, to demonstrate how noise shall be mitigated to protect nearby residential properties. This shall be prepared by an acoustically competent person and include mitigation of noise impacts as necessary from:

- o Voices from users
- o Whistles used by referees
- o Rebound of balls against hard surfaces
- o Crowd noise

There shall be no amplified speech or music used in the areas unless agreed in writing by the Local Planning Authority.

I would also recommend that the use is conditioned to term time only, to existing school hours only and for there to be no community use.

GBC Highways Officer

I have no objections to this proposal, subject to its use being restricted to school use only, as any alternative would require a transport/parking assessment to be made to determine the suitability of the site.

GBC - Leisure & Resilience Manager (Communities)

The proposal is confirmed as being predominantly for their own school use as opposed to wider community use, is of a decent size and with lights etc. No objection.

KCC - Biodiversity Officer

SUMMARY – SUFFICIENT INFORMATION

We have reviewed the ecological information submitted by the applicant and advise that sufficient ecological information has been provided. We have taken this view due to an Ecological Assessment letter report (Hone Ecology, March 2023) and plan of ecological enhancements (Ryder, March 2023) having been submitted.

If planning permission is granted, we advise that the informative and conditions below are included.

A timber-framed storage shed with timber-cladding walls and a low-pitched roof is located in the south-east of the site. While no evidence of nesting was recorded during the ecological assessment, we advise that any works to remove the structure are undertaken in accordance with the following informative:

BREEDING BIRD INFORMATIVE

The applicant is reminded that, under the Wildlife and Countryside Act 1981 (as amended), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act.

Habitats are present on and around the site that provide opportunities for breeding birds. Any work to vegetation/structures that may provide suitable nesting habitats should be carried out outside of the bird breeding season¹ (1st March to 31st August inclusive) to avoid destroying or damaging bird nests in use or being built. If vegetation/structures need to be removed during the breeding season, mitigation measures need to be implemented. This includes examination by a suitably qualified and experienced ecologist immediately prior to starting work. If any nesting birds are found, works must cease until after the birds have finished nesting.

PRECAUTIONARY AVOIDANCE MEASURES

While the proposals are understood to be limited to minor excavation and import of surfacing materials, there remains a low risk of the capture of reptiles, amphibians and hedgehog within the works area we advise that a condition for the implementation of a precautionary approach to working is attached to any planning permission. Suggested wording:

For the duration of the pre-works period and the construction phase of the development, the following precautionary measures for the protection of retained habitats and protected species will be implemented:

- The grassland habitat within and bordering the site will be maintained in a short grazed or mown condition until commencement of works;
- The duration of groundworks will be kept as short as possible;
- Backfilling of any trenches and other excavations will be undertaken before nightfall, or a ramp will be left to allow any animals to easily exit;
- All excavations and trenches will be checked each morning throughout the construction period and prior to infilling;
- All temporarily stored building materials (that might act as temporary resting places) will be isolated from areas of tall/dense vegetation and raised off the ground where possible, e.g. on pallets;
- Should protected species be discovered within the site, all works will stop immediately while a suitably qualified ecologist is contacted for advice.

TEMPORARY ACCESS ROUTE

A temporary access route has been proposed to the south of the school grounds, for occasional use by larger vehicles. This area has not been included within the ecological report but is shown on a submitted plan. The route extends along the northern edge of an arable field, from Wrotham Road to an existing

school field access. From reviewing aerial photographs (dated November 2022) it would appear that existing gaps within the line of trees along Wrotham Road are narrower than required for larger vehicles (a width of 4m is proposed), and that a degree of vegetation clearance may be required if this route is used. Should clearance be required, we advise that the tree denoted in the photograph at the end of this letter is retained, as a compression fork feature which may be suitable for roosting bats is visible (as circled). The mature pollard tree should also be retained for both bat roost potential and biodiversity value. Should either tree require removal then further ecological assessment would be required prior to clearance works being undertaken. We advise that a condition is attached in this regard, suggested wording:

No removal of trees with suitable features for roosting bats will be carried out until a preliminary ground level roost assessment has been completed by a suitably qualified CIEEM registered ecologist, followed by further surveys and implementation of mitigation as required. The results of any additional surveys and details of mitigation/licensing will be submitted to the LPA. Written approval from the LPA will not be required on receipt.

We have included this condition to ensure that Gravesham Borough Council receive the survey and mitigation information.

The smaller trees closer to the northern boundary fence of the field may require removal, these works should be carried out in accordance with the breeding bird informative as detailed above.

ECOLOGICAL ENHANCEMENT

The submitted Landscape General Management / Ecological Interventions Plan (Ryder, March 2023) includes a reasonable range of proposals to enhance the site for biodiversity. If planning permission is approved, we advise that implementation of the Plan is secured by condition. Suggested wording:

Prior to completion, the ecological enhancement measures detailed in the Landscape General Management / Ecological Interventions Plan (Ryder, March 2023) will be implemented. Appropriate management and maintenance measures will be undertaken to ensure enhancement in the long term.

LIGHTING AND BIODIVERSITY

No artificial lighting is currently proposed for the operation phase. Given the presence of ecologically valuable habitats in the vicinity, we advise that a condition is attached regarding the potential installation of lighting at a future date. Suggested wording:

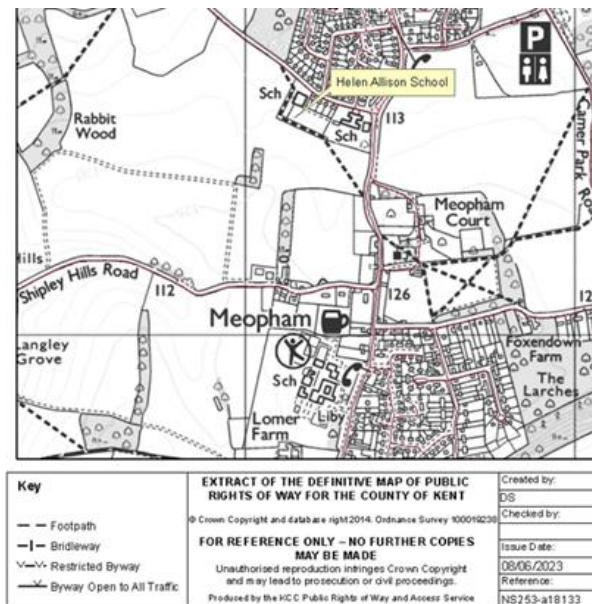
Prior to installation of any artificial lighting, a lighting design plan for biodiversity will be submitted to, and approved in writing by, the local planning authority. The plan will show the type and locations of all lighting, as well as the expected vertical and horizontal light spill in lux levels, to demonstrate that areas to be lit will not adversely impact biodiversity. Any external lighting installed will be fitted with PIR sensors and will accord with the Bat Conservation Trust's 'Guidance Note 08/18: Bats and Artificial Lighting 08/18' (or subsequent updates). All lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter. No additional lighting will be installed without prior written approval from the Local Planning Authority.

¹ It should be noted that some birds are capable of nesting outside of these times, especially where weather conditions are favourable. Birds such as feral pigeon, wood pigeon and barn owl have been recorded nesting in every month of the year. Care when removing bird nesting habitat may therefore be required at all times of year, with attention paid to the nesting habits of the species that could make use of the site and weather conditions at the time of clearance.



KCC - West Kent Public Rights Of Way Officer

I can confirm that I do not have any objections to the above planning application at the Helen Allison School. Public Right of Way Footpath NS253 lays to the south the school. I enclose a copy of the Public Rights of Way network map showing the line of the path for your information.



The granting of planning permission confers no other permission or consent on the applicant. It is therefore important to advise the applicant that no works can be undertaken on a Public Right of Way without the express consent of the Highways Authority. In cases of doubt the applicant should be advised to contact this office before commencing any works that may affect the Public Right of Way. Should any temporary closures be required to ensure public safety then this office will deal on the basis that:

- The applicant pays for the administration costs.
- The duration of the closure is kept to a minimum.
- Alternative routes will be provided for the duration of the closure.
- A minimum of six weeks notice is required to process any applications for temporary closures.

This means that the Public Right of Way must not be stopped up, diverted, obstructed (this includes any building materials or waste generated during any of the construction phases) or the surface disturbed. There must be no encroachment on the current width, at any time now or in future and no furniture or fixtures may be erected on or across Public Rights of Way without consent.

Sport England

Sport England - Statutory Role and Policy:

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 (in particular Para. 99), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

The Proposal and Impact on Playing Field:

The proposed artificial grass MUGA will be located off the principal playing field area and will not affect the quantity and quality of playing pitches at the site. Sport England notes that the proposed MUGA will not be sized in accordance with Sport England design guidance and the recommended guidelines for a multi-sport MUGA. However, we note that the proposal will not be available for community use given the nature of the school.

Assessment against Sport England Policy:

This application relates to the provision of a new outdoor sports facility on the existing playing field at the above site. It therefore needs to be considered against exception 5 of the above policy, which states:

'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'

Sport England is content that the proposed development will have sporting benefits for the school as it will provide a multi-sport facility to support the school's PE curriculum. There is not considered to be a harmful impact on the playing field/pitches at the site. On that basis, Sport England does not wish to raise an objection to this application as it is considered to meet exception 5 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, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

Meopham Parish Council

No objections.

Neighbouring properties

The application was publicised by a site notice, newspaper advertisement and to nine neighbouring properties by letter. No representations have been received.

Officer's Analysis

The proposed development would comprise of the construction of a 16 metre by 32 metre, Multi-Use Games Area (MUGA) within an existing playing field at the school. The MUGA would be surfaced with artificial grass and be surrounded by between 1.8 and 3 metre high, dark green, powder coated, weld mesh fencing with ball stop panels. It would be used by the school between 09.00 and 15.30 hours, on weekdays during term time only. The proposal would also include the occasional use of an unsurfaced, four metre wide, temporary construction access from Wrotham Road. However, the main construction access would be via the existing school entrance on Longfield Road.

Principle of Development

Policy CS10 of the Gravesham Local Plan Core Strategy 2014 sets out that support will be given to proposals and activities that protect, retain or enhance existing physical and social infrastructure, or lead to the provision of additional infrastructure that improves community well-being.

Policy CS12 of the Gravesham Local Plan Core Strategy 2014 states that a multifunctional linked network of green spaces, footpaths, cycle routes and wildlife stepping stones and corridors will be created, protected, enhanced and maintained.

Policy CS13 of the of the Gravesham Local Plan Core Strategy 2014 sets out that the Council will seek to make adequate provision for, and to protect and enhance, the quantity, quality and accessibility of green space, playing pitches and other sports facilities, in accordance with an adequate, up to date and relevant evidence base.

The GBC Leisure & Resilience Manager has not raised an objection to the proposal. Sport England states that the proposed development would have sporting benefits for the school, as it would provide a multi-sport facility to support the school's PE curriculum. Overall, Sport England raises no objection and considers there would be no harmful impact on the playing field/pitches at the application site.

The proposed development would result in the loss of a significant area of existing green space (as it would be replaced with an artificial surface) but it would increase the accessibility and usability of the space within a special school setting, i.e. it would improve the facilities at the school. Therefore, the proposal would be in line with Policies CS10 and CS13 of the Gravesham Local Plan Core Strategy 2014 and be acceptable in principle. The ecological impacts and whether the proposed development complies with Policy CS12 of the Gravesham Local Plan Core Strategy (2014) will be considered later in this report.

Green Belt

The south western part of the school (where the proposed development would be located) is within the Green Belt, whilst the north eastern part is within a rural settlement (Meopham). As such, paragraphs 137 and 138 and 147-150 of the National Planning Policy Framework 2021 (NPPF 2021) and Policy CS02 of the Gravesham Local Plan Core Strategy September 2014 are relevant. The overriding policy approach in the Green Belt is that new built development is strictly controlled, in order to protect the openness of the land.

Paragraph 149 of the National Planning Policy Framework (NPPF) states that the construction of new buildings should be regarded as inappropriate development in the Green Belt but lists certain exceptions. One such exception (in 149(c)) is the provision of appropriate facilities (in connection with the existing use of land or change of use) for outdoor sport and outdoor recreation, as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

Policy CS02 of the Gravesham Local Plan Core Strategy (2014) prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on the Policies Map. Development outside those settlements (which is the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Local Plan Core Strategy.

The proposed development would provide a MUGA, which is enclosed by green coloured fencing. The fencing would have a minimal impact on the openness of the Green Belt and the MUGA is an outdoor sports facility. The proposal would not conflict with the purposes of including land in the Green Belt. Therefore, the proposal would be appropriate development in the Green Belt and in line with paragraph 149(c) of the NPPF and Policy CS02 of the Gravesham Local Plan Core Strategy September 2014.

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

The application site is located in the Meopham Downs Landscape Character Area (LCA) and as such, Policy CS12 of the Gravesham Local Plan Core Strategy September 2014 is also relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications. The Meopham Downs LCA is characterised by a mixture of grazed pasture and arable land, with field shape and size being varied because of the topography of the area. Tree belts and native hedgerows, with mature hedgerow trees form distinct boundaries.

The application site is located within the Helen Allison School grounds and comprises of open land which is laid to grass with mature vegetation and trees located on the site boundaries. The wider school site has a complex of buildings which are predominantly of single storey, flat roofed construction. To the south of the building complex are a hard surfaced play area and the open land previously referred to.

The proposed development would be largely screened by existing vegetation and trees and due to its design (essentially a green coloured resurfacing with green fencing) it would not be widely visible in any case. A condition can be attached to any planning permission granted to ensure that the proposed surfacing and fencing would be retained without future alteration.

Overall, the proposed development would be appropriate in terms of design and there would be no adverse impacts on the Meopham Downs LCA or the character or appearance of the school site and the proposal would be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties.

The closest residential properties to the application site are nos. 1-15 Longfield Road, which are located to the north east.

The proposal would have the potential to increase noise and disturbance in the surrounding area (from the use of the MUGA and any additional vehicle/pedestrian movements associated with it) and to cause adverse lighting impacts.

The application details set out that no external lighting is proposed and that the MUGA would be used only by existing school pupils, i.e. there would not be an increase in vehicle/pedestrian movements. A condition can be attached to any planning permission granted to preclude the future installation of external lighting.

The GBC Environmental Protection Team (Regulatory Services) has not raised an objection to the proposal but considers that the noise impacts from the increased use of the playing field facilitated by the MUGA (use increasing from 5 to 11 months per year) should be adequately assessed prior to the MUGA being first brought into use. This can be achieved by a planning condition. They also suggest a number of planning

conditions that would restrict the proposed use to term time and existing school hours only and to preclude any amplified speech, music and or community use. These can be attached to any planning permission granted, to ensure the effective mitigation of any adverse noise impacts.

The GBC Environmental Protection Team (Regulatory Services) also require a contamination watching brief condition to be attached to any planning permission granted, which would ensure that there are no adverse ground contamination impacts.

The proposed temporary construction access would only be used occasionally and would not cause any adverse noise, light or dust impacts to surrounding residential properties.

Overall, it is considered that the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Highways & Parking

Policy CS11 of the Gravesham Local Plan Core Strategy September 2014 and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994 require new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

The GBC Highways Officer has not raised an objection to the proposal, provided that the use of the MUGA is restricted to the school only.

The application site has a large frontage parking area and the proposal would not generate additional vehicle movements above that of the existing school use, i.e. no community use is proposed. A condition can be attached to any planning permission granted to ensure that the use is restricted to the school only.

The proposed temporary access would be restricted in terms of location and intensity of use and would not involve any re-surfacing works. Conditions can be attached to any planning permission granted to ensure that no mud/debris is deposited on the highway, that the use is only as specified in the submitted details and the land is reinstated to its former condition following completion. This would ensure that there would be no adverse highway impacts associated with the temporary access.

Therefore, the proposed development would provide sufficient parking and would not be detrimental to highway safety and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy 2014 and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Biodiversity and Climate Change

Policy CS12 of the Gravesham Local Plan Core Strategy September 2014 states that a multifunctional linked network of green spaces, footpaths, cycle routes and wildlife stepping stones and corridors will be created, protected, enhanced and maintained. In addition, it sets out that there will be no net loss of biodiversity in the Borough and that opportunities to enhance, restore, re-create and maintain habitats will be sought within new development.

The proposal would result in the replacement of a natural grassed surface with artificial grass but would provide a number of ecological improvements at the application site, including wildflower planting, bird and bat boxes, log piles and an insect hotel.

The KCC Biodiversity Officer has advised that sufficient ecological information has been provided and seeks the attachment of various conditions and informatives to any planning permission granted. These include conditions for the implementation of a precautionary approach to working, the implementation of the ecological enhancements set out in the submitted details and a condition seeking details of any external lighting.

It is noted that no external lighting is proposed, therefore instead of a condition requiring the submission of

details, a condition to preclude future external lighting should be attached to any planning permission granted.

The proposed development does not involve the removal of any trees at the application site but the KCC Biodiversity Officer has noted that the temporary access may require vegetation/tree removal which could adversely affect bats. Such works have not been subject to ecological assessment, therefore, a condition should be attached to any planning permission granted to require an ecological assessment to be undertaken, prior to the removal of any trees, which could provide bat roosts.

Overall, subject to the conditions set out above, the proposed development would not be detrimental to ecology or biodiversity and would be in line with Policy CS12 of the Gravesham Local Plan Core Strategy 2014.

Impacts on the Public Right of Way.

Public Right of Way NS253 (a footpath) runs along the north western and southern boundaries of the application site. The proposed MUGA would be located away from the site boundaries but the proposed temporary access route would coincide with part of the footpath. The KCC Public Rights of Way officer has not raised an objection to the proposal but highlights the procedure for temporary closure should this be required.

As the use of the proposed temporary access would be very limited and would not obstruct the footpath, then it is considered that there would be no adverse impacts to Public Right of Way reference NS253. Conditions can be attached to any planning permission granted to ensure that the use is as specified and that the land is reinstated upon the completion of the works. In addition, any planning permission granted would have an informative attached, which outlines the advice given by KCC in relation to the Public Right of Way.

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zones 2 and 3. However, as the proposed development is within the confines of an existing school, only a relatively small amount of groundworks would occur and because the proposal includes sustainable drainage, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS18, CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

It is noted that Meopham Parish Council has raised no objection to the proposed development.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Submission and approval of noise impact assessment prior to first use and no amplified speech or music

Use of MUGA by school, in term time only and hours of operation

Contamination watching brief

Implementation of precautionary approach to working

Implementation of ecological enhancements as shown on drawing no. 000-RYD-XX-XX-DR-L-0001

Ecological assessment prior to the removal of any trees suitable for bat roosts

No artificial lighting

Use of temporary access as specified in submission and reinstatement following completion

Measures to restrict mud/debris on the highway

Surfacing and fencing as set out in application details only

Conclusion & Recommendation

The proposed development would be appropriate in design and would improve the facilities of the school. It would not be detrimental to the openness of the Green Belt, landscape character, residential amenity,

highway safety, ecology, biodiversity, groundwater, archaeology or a Public Right of Way. Therefore, the proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	19th July 2023	Dated:	21 July 2023