

2.3 REFERENCE NO – 25/500115/FULL		
PROPOSAL Construction of a synthetic turf pitch including spectator area, goal storage, storage container for maintenance equipment, and associated fencing, installation of LED floodlighting, and extension of the existing car park to create 89no. new spaces.		
SITE LOCATION The Abbey School, London Road, Faversham, Kent ME13 8RZ		
RECOMMENDATION Delegate to the Head of Planning to grant planning permission subject to appropriate safeguarding conditions and securing or payment of the BNG monitoring fee.		
APPLICATION TYPE Full Planning Application		
REASON FOR REFERRAL TO COMMITTEE Cllr Ben Martin has requested that the application be determined by the Planning Committee due to the high level of public interest and number of comments both supporting and objecting to the proposal.		
CASE OFFICER – Ben Oates		
WARD Watling	PARISH / TOWN COUNCIL Faversham Town Council	APPLICANT Mr Kyle Taylor AGENT Labosport Ltd
DATE REGISTERED 10/02/2025		TARGET DATE 31/07/2025
BACKGROUND PAPERS AND INFORMATION: The full suite of documents submitted and representations received pursuant to the above application are available via the link below: - https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SPTW8KTYFFQ00		

1. SITE LOCATION AND DESCRIPTION

- 1.1 The application site forms part of The Abbey School, which is located on the southern side of London Road within the settlement boundaries of Faversham. The site includes playing fields and open space areas adjoining the existing synthetic sports pitch and one of the sports centre buildings. The site boundary also includes the existing vehicular access off London Road and parking areas associated with the school.
- 1.2 The site is bound by Brogdale Road to the west and areas and areas of open space, playing fields and facilities associated with The Abbey School to the south and east. A single 2-storey dwelling is located nearby the site to the south. Adjoining the site to the

west on the opposite side of Brogdale Road and to the north on the opposite side of London Road are 2-storey dwellings.

- 1.3 The vehicular access is also a designated Public Right of Way (PROW) whilst the trees lining the field and adjoining Brogdale Road to the west are subject to Tree Protection Orders (TPOs). The site is not within a conservation area and does not contain any listed buildings, however part of the Faversham Town Conservation Area is located nearby on the opposite side of Brogdale Road, which includes the grade II listed Chapel House. The grade II listed Malthouse and Oasthouse at Perry Court Farm is also located nearby to the south of the site.

2. PLANNING HISTORY

- 2.1 The Abbey School has an extensive planning history of applications primarily associated with the school buildings and facilities, which are outside of the subject site boundary. The applications considered relevant to this application are provided below:

- 2.2 SW/10/0545 – Construction of a 3G synthetic training pitch with fencing and floodlights, dimensions 106 x 70m and goal storage recesses. Extension to the car park to the front of the sports centre.

Approved (KCC) – 13/12/2010

- 2.3 SW/04/0215 – Provision of a four-court sports hall, complete with changing facilities stores etc. Rationalisation and extension of existing parking facility to accommodate 33 car spaces.

Approved (KCC) – 05/04/2004

3. PROPOSED DEVELOPMENT

- 3.1 Planning permission is sought for the construction of a Synthetic Turf Pitch (STP) including a storage container for maintenance equipment, associated fencing, installation of LED floodlighting. The proposal also includes an extension to the existing car park and landscaping to supplement the existing vegetated area to the northern part of the site.

- 3.2 The proposed STP would cover a total area of 106m x 70m (7,420sqm), which includes a full-size football pitch with additional FA recommended 3m safety run off to achieve FA Guidelines for 11-per-side play, with additional cross play line markings for smaller games. The STP is surrounded by 4.5m high dark green fencing, which extends out to the eastern side to accommodate a spectator area and is separated from the pitch by a 1.2m fence. The main fence also extends out slightly at the northern and southern ends to accommodate goal storage areas.

- 3.3 A storage container is also proposed within the spectator area to accommodate maintenance equipment, which is 2.5m wide, 2.6m tall and 6.2m long. Six new 15m tall columns are proposed surrounding the STP to accommodate an LED floodlighting system. A 3m tall acoustic fence is also proposed along the southern side of the STP.

- 3.4 The proposed extension of the existing car park to the south of the existing sports centre would create 89no. new parking spaces and includes associated landscaping and four 8m tall lighting columns. It is also proposed to install four lighting columns to light the existing car park.
- 3.5 The proposal was revised during the course of the application to provide additional planting to the car park extension and along the northern boundary of the site, addressing comments from KCC Ecology and the SBC Urban Design officer. Additional cycle parking spaces were also provided to address comments from the SBC Climate Change officer. Clarification was also provided to address comments made by KCC Highways.

4. REPRESENTATIONS

4.1 Public Consultation

- 4.1.1 One round of public consultation has been undertaken, during which letters were sent to neighbouring occupiers. A notice was displayed at the application site and the application was advertised in the local newspaper. Full details of representations are available online.
- 4.1.2 During the consultation 70 letters of representation were received, including 18 objections, 52 letters in support of the proposal.
- 4.1.3 The letters of objection raised the following:

Comments	Report Reference
Existing pitch already causes excessive noise (whistles, shouting, ball strikes) and impacts adjoining residential properties.	Noise impacts are discussed in section 7.6 of this report.
Noise report deemed inaccurate and not representative of actual usage.	Noise impacts are discussed in section 7.6 of this report.
Concerns about late-night use (until 10pm) impacting sleep and enjoyment of gardens.	Noise impacts are discussed in section 7.6 of this report.
Floodlights cause glare into homes and disrupt wildlife (e.g., bats).	Light impacts are discussed in section 7.6 of this report.
Extended hours of use intensify light disturbance.	Light impacts are discussed in section 7.6 of this report.
Loss of green space and natural habitat (birds, foxes, badgers, etc.).	Ecology impacts are discussed in section 7.7 of this report.
Concerns about microplastics and chemical leaching from synthetic turf.	Contamination is discussed in section 7.9 of this report.
Increased surface water runoff and drainage issues.	Drainage is discussed in section 7.10 of this report.

Increased congestion at A2 junction and surrounding roads.	Highways impacts are discussed in section 7.8 of this report.
Overflow parking in residential streets causing safety hazards.	Highways impacts are discussed in section 7.8 of this report.
Lack of safe pedestrian crossings for mobility-impaired users.	Highways impacts are discussed in section 7.8 of this report.
Other pitches already approved or planned (Salters Lane, Duchy development).	The principle of development is discussed in section 7.1 of this report.
Suggestion that the Abbey School is not the right location for another pitch.	The principle of development is discussed in section 7.1 of this report.

4.1.4 CPRE Kent (The Countryside Charity) also object to the application on the following grounds:

Comments	Report Reference
Artificial lighting disrupts nocturnal animals, birds, and insects.	Ecology impacts are discussed in section 7.7 of this report.
The area is sensitive to increased light pollution; 15m floodlights would worsen sky glow and result in further loss of dark skies.	Light impacts are discussed in section 7.6 and 7.7 of this report.
Nearby residents already experience disruption from existing floodlighting.	Light impacts are discussed in section 7.6 of this report.
The development would increase traffic near the A2 and surrounding roads, worsening existing congestion.	Highways impacts are discussed in section 7.8 of this report.
Risks to motorists and pedestrians would rise.	Highways impacts are discussed in section 7.8 of this report.
Lack of clarity on transport mitigation measures and promotion of sustainable modes of transport.	Highways impacts are discussed in section 7.8 of this report.
The development would erode the visual and functional link between Faversham and its rural surroundings.	Visual impacts are discussed in section 7.3 of this report.
Floodlights, fencing, and hardstanding would alter the character of open playing fields.	Visual impacts are discussed in section 7.3 of this report.
Existing facilities already cause noise disruption to nearby residents; the new pitch would intensify this impact.	Noise impacts are discussed in section 7.6 of this report.

The submitted noise report does not reflect actual impacts.	Noise impacts are discussed in section 7.6 of this report.
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4.1.5 The letters received in support of the application are summarised below:

Comments in support
Over 250 children on sport waiting lists; new pitch would alleviate pressure.
Supports inclusive football: SEND teams, Kent Disability League, women & girls' football.
Promotes physical activity, teamwork, discipline, and mental health.
Provides year-round access due to all-weather surface.
Enhances opportunities for youth development and social inclusion.
Current facilities are at full capacity; expansion is essential for continued growth.
Rugby club also supports the development due to limited training space.
Aligns with Local Football Facility Plan and Draft Playing Pitch Strategy.
LED floodlighting designed to reduce light pollution.
Biodiversity Net Gain and EV charging points included.
Other suggested sites (Perry Court, Love Lane, QE School) are unsuitable or years away.
Reduces antisocial behaviour by engaging youth in positive activities.
Builds community cohesion and pride.
Offers safe space for vulnerable groups, including neurodivergent children.

4.2 Faversham Town Council Response

4.2.1 The Faversham Town Council support the application on the following grounds:

Comments	Response / Report Reference
1) There is a clear need for the facility for both the school and community use in Faversham providing inclusive sport provision	Duly noted.
2) NPPF December 2024 (187(d)) refers to the protection and preservation of bats. The council believes there are bats on the edge of the pitch on the Brogdale Road. Has this been assessed?	Ecology impacts are discussed in section 7.7 of this report.
3) The Town Council would like to see modelling of the flood light impact on	Ecology, neighbouring amenity and highways impacts are discussed in

local residents, traffic on the M2 and the bat colony	sections 7.7, 7.6 and 7.8 (respectively) of this report.
4) The Town Council notes that the Acoustic Barrier is only on one side. Will all neighbours be protected?	Noise impacts are discussed in section 7.6 of this report.
5) The Town Council noted the request from Kent Police that the Designing Out Crime Officers should be consulted and supported this request.	Designing out crime matters are discussed in section 7.13 of this report.
6) Active Travel to the school should be encouraged whenever possible. The Town Council would like to see more cycle racks provided and improved access over the A2.	Cycle parking is discussed in section 7.8 of this report.

5. **CONSULTATIONS**

- 5.1 **Environment Agency** – No objections subject to conditions regarding contamination.
- 5.2 **Sport England** – No objection subject to conditions securing a Community Use Agreement and Management and Maintenance Scheme. The proposals are considered to accord with exceptions 3, 4 and 5 of the Sport England Playing Fields Policy and paragraph 104 of the NPPF.
- 5.3 **Active Travel England** – No comment.
- 5.4 **KCC Flood and Water Management** – No objection in principle. Set out requirements for more detailed surface water drainage details and a verification report, which can be secured by conditions.
- 5.5 **UK Power Network** – No objections raised but note there are LV underground cables on the site running within close proximity to the proposed development. Advise the developer to contact UK Power for accurate records prior to commencement of work, which should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 (Avoiding Danger from Underground services).
- 5.6 **KCC Highways** – Three rounds of consultation have been carried out. Initially requested further information regarding hours of operation to establish if it will be used during peak hours to determine effects of traffic and parking. Following the provision of minor revisions and further information, KCC Highways confirmed that the amended site layout / car parking arrangements are acceptable and raise no further objections subject to conditions securing a construction management plan, parking provision, electric vehicle charging and cycle parking. Further minor amendments to the parking layout to address design comments were also confirmed to be acceptable subject to the same conditions.
- 5.7 **KCC Minerals and Waste** – No comments to make on this matter.

- 5.8 **KCC Ecological Advice Service** – Two rounds of consultation have been carried out. Initially raised concerns with the proposal's ability to achieve the proposed biodiversity net gain (BNG). Further discussions were held directly between the applicant and KCC Ecology to arrive at an agreed solution. A revised site plan and BNG information was submitted by the applicant along with clarification of the site area.
- KCC Ecology confirm that the revised information is sufficient for the assessment of the application, but that the on-site BNG would fall below the 10% requirement and as such off-site gains will need to be secured. The applicant is directed towards the Kent BNG Site Register to secure this through the statutory BNG condition. Another condition is also included to ensure the BNG Plan is prepared in accordance with the BNG details submitted in this application. The on-site gains are also categorised as 'significant' and therefore a BNG monitoring fee will need to be secured prior to permission being granted. Conditions are also recommended to secure a habitat management and monitoring plan and details of ecological enhancement measures.
- No concerns were raised in regard to impacts on protected species, including bats, subject to the recommended conditions to control external lighting. A condition is also recommended for a Construction Environmental Management Plan (CEMP).
- 5.9 **KCC Archaeology** – Disagrees with the submitted desk-based assessment, concluding that the site has a high potential for significant archaeological remains, including possible Roman road features, roadside activity, settlement, and burials. Previous investigations nearby have revealed rich archaeological landscapes, and the projected alignment of an Iron Age/Roman trackway may cross the site. The proposed development involves groundworks that could disturb these remains. However, the impacts can be managed through a condition requiring a staged programme of archaeological assessment, evaluation, and mitigation, with further measures if high-significance remains are encountered. On this basis, KCC Archaeology are satisfied that the potential impacts of the scheme on archaeology can be appropriately addressed through further assessment secured through the recommended conditions.
- 5.10 **KCC Public Rights of Way (PROW)** – No comments to make.
- 5.11 **SBC Urban Design** – Two rounds of consultation have been carried out. Initially raised no objections but advised that further landscaping treatment should be provided to the car parking area and suggested additional landscaping to the northern boundary of the site as screening and to improve air quality within the site.
- Revisions were provided and confirmed to be acceptable, noting that the additional and soft landscaping along the A2 frontage and to the car parking area are welcomed to help soften and screen the proposals and enhance biodiversity.
- 5.12 **SBC Greenspaces** – No objections.
- 5.13 **SBC Tree Officer** – No objections - the significant line of mature Beech trees that flank the western boundary of the playing field adjacent Brogdale Road are all subject to TPO No 1 of 2020. Looking at the position of the new sports pitch, it will be located some distance from these trees, so will have no direct impact. Further more detailed planting (such as species, sizes and numbers) are to be secured by condition.

- 5.14 **SBC Climate Change** – Two rounds of consultation have been carried out. Initially requested that secure cycle parking be provided to encourage sustainable modes of transport. Revisions were provided and confirmed to address the concern raised. The provision of electric vehicle charging points in the parking area is also welcomed.
- 5.15 **Mid-Kent Environmental Protection** – No objections subject to conditions to secure a construction management plan, contaminated land watching brief and noise management plan.
- 5.16 **Lower Medway Internal Drainage Board (LMIDB)** – No comment.
- 5.17 **Kent Police** – No objection raised, the applicant is encouraged to contact Kent Police for further advice to incorporate Secure By Design measures.
6. DEVELOPMENT PLAN POLICIES

Bearing Fruits 2031: The Swale Borough Council Local Plan 2017 (the ‘Local Plan’):

ST 1	Delivering sustainable development in Swale
ST 3	The Swale settlement strategy
ST 7	The Faversham area and Kent Downs strategy
CP 2	Promoting sustainable transport
CP 4	Requiring good design
CP 5	Health and wellbeing
CP 6	Community facilities and services to meet local needs
CP 7	Conserving and enhancing the natural environment - providing for green infrastructure
CP 8	Conserving and enhancing the historic environment
DM 6	Managing transport demand and impact
DM 7	Vehicle parking
DM 14	General development criteria
DM 17	Open space, sports and recreation provision
DM 18	Local green spaces
DM 19	Sustainable design and construction
DM 20	Renewable and low carbon energy
DM 21	Water, flooding and drainage
DM 28	Biodiversity and geological conservation
DM 29	Woodlands, trees and hedges

DM 32	Development involving listed buildings
DM 33	Development affecting a conservation area
DM 34	Scheduled Monuments and archaeological sites
IMP 1	Implementation and Delivery Plan

Neighbourhood Plans

Faversham Neighbourhood Plan

FAV4	Mobility and Sustainable Transport
FAV6	Public Rights of Way, National Trails, Promoted Routes and Cycleways
FAV7	Natural Environment and Landscape
FAV8	Flooding and Surface Water
FAV9	Air Quality
FAV10	Sustainable Design and Character
FAV11	Heritage
FAV12	Community Facilities

Supplementary Planning Guidance / Documents (SPG / SPD)

Parking Standards SPD (2020)

Faversham Conservation Area Character Appraisal & Management Plan Public Consultation Draft August 2023 (V3.1)

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Kent Minerals and Waste Local Plan 2024-39 (2025)

7. ASSESSMENT

7.1.1 The main considerations involved in the assessment of the application are:

- Principle
- Character and appearance
- Heritage
- Archaeology
- Living conditions
- Ecology & Trees
- Transport and highways
- Public Rights of Way
- Contamination
- Flood risk and drainage
- Sustainability / Energy

- Secure by design
- Community infrastructure
- Other matters

7.2 Principle

- 7.2.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 sets out that the starting point for decision making is the development plan unless material considerations indicate otherwise.
- 7.2.2 The NPPF provides the national policy context for the proposed development and is a material consideration of considerable weight in the determination of the application. The NPPF states that any proposed development that accords with an up-to-date local plan should be approved without delay. At the heart of the NPPF is a presumption in favour of sustainable development and for decision-taking this means approving development that accords with the development plan.
- 7.2.3 NPPF paragraph 103 acknowledges that access to opportunities for sport and physical activity is important for the health and well-being of communities. This is reflected in policy CP5 of the Local Plan, which supports the provision of sport and recreation facilities in accordance with policy DM17.
- 7.2.4 Policy FAV12 of the Faversham Neighbourhood Plan supports improved community facilities where there are existing clusters of community facilities and are in easy walking distance of existing housing.
- 7.2.5 The site forms part of the Abbey School playing fields and adjoins existing sports facilities, including a Synthetic Turf Pitch (STP), that are operated and managed by the school. The wider school site benefits from other playing fields to the south and east and is generally within close proximity to existing residential areas and the town centre and therefore complies with policy FAV12.
- 7.2.6 The proposed additional STP would provide enhanced opportunities for year-round sports and recreation at the site and would complement their current sports offering with a high-quality, multifunctional sports pitch. Whilst the proposal would occupy existing playing fields, it would enhance the overall sports offering at the site whilst retaining a generous amount of playing fields within the wider school site.
- 7.2.7 Sport England have reviewed the application and raise no objection subject to conditions for a community use agreement to secure well managed safe community access to the sports facility and a Management and Maintenance Scheme to ensure the facility remains fit for purpose. These conditions are included below.
- 7.2.8 In order to support the wider community usage of the additional STP, an extension to the existing car park is proposed. The proposed car park would occupy a small area of managed grassland adjoining the existing car park. This area is contained by the existing sports hall and STP and only offers limited recreation opportunity compared to the surrounding playing fields and facilities. As such, the loss of this space would be more than compensated for by the proposed facilities and would not have any

adverse impact on the overall sport and recreation provision within the wider Abbey School site.

- 7.2.9 The principle of the proposed development is therefore acceptable subject to the recommended conditions in accordance with Local Plan policies CP5 and DM17, FAV12 of the Faversham Neighbourhood Plan and the NPPF.

7.3 Character and appearance

- 7.3.1 Local Plan Policies CP4 and DM14 and the NPPF attach great importance to the design of the built environment and that design should contribute positively to making places better for people. The Faversham Neighbourhood Plan sets out that development must complement the existing townscape character of the surrounding area in terms of scale, massing and height.
- 7.3.2 NPPF paragraph 105 seeks to protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails. This is reinforced through the Local Plan under Policies CP4 and CP7.
- 7.3.3 The site forms part of the playing fields within the grounds of The Abbey School and adjoins their existing sports facilities, including an existing STP. This part of the school grounds is well established for its sports and recreation offering at the school. It is also well contained and screened from both London Road to the north and Brogdale Road to the west by the existing mature trees that line these boundaries. Vegetation, school buildings and other playing fields generally intervene the site's visibility from the south and west. However, it is acknowledged that views are gained intermittently between trees along the boundaries and from a public right of way (PROW) which runs through the school site from London Road in the north to Tettenhall Road to the south.
- 7.3.4 The school site generally adjoins established residential development on all sides and the site is within the built-up-area boundaries. As such, the visual effects of the proposal are largely contained within the site or to the immediate adjoining roads / properties.
- 7.3.5 The proposed STP would be similar in appearance to the existing facility on the site, with the surrounding fencing and lighting the elements that would be most visible from wider vantage points. Whilst the STP is utilitarian in appearance, it would not be out of place with its context given the adjoining established sports facilities and sports pitch. Furthermore, the combined visual effect of the two sports pitches together would be minimal. The proposed STP is also well contained in the site and the associated lighting would largely be screened by the existing mature trees around the site boundaries. Additional planting was included along the northern boundary of the site to further screen the proposal and soften its appearance from the public realm. The storage container proposed is modest in scale and would be seen in the context of the STP development as a whole.
- 7.3.6 The proposed car park also has a utilitarian design but has been further softened with additional landscaping at the request of officers. It is centrally located within the school site and contained by intervening structures and therefore would not be discernible

from external areas. Whilst it would be visible from the PROW, it would be visually compatible with the existing car park and would not visually detract from the character of the area. Furthermore, the PROW officer has not raised any objection to the proposal.

- 7.3.7 The proposed landscaping and planting would supplement the existing boundary treatment and would further screen the proposed and existing sports facilities from the public realm. A condition is included to secure the details of the landscaping improvements to ensure these are appropriate to the context of the site and wider area.
- 7.3.8 Officers consider that the proposal is appropriate to the context of the site given its established use for sports and recreation within a well contained part of the school site, subject to securing the delivery of the proposed supplementary landscaping. The proposal would therefore have an acceptable effect on the character and appearance of the area, subject to the recommended conditions, in accordance with Policies ST7, CP4 and DM14 of the Local Plan, policies FAV6, FAV7 and FAV10 of the Faversham Neighbourhood Plan and the NPPF, in so far as they have regard to matters of layout, design and character.

7.4 Heritage

- 7.4.1 Any planning application for development which will affect a listed building or its setting must be assessed in accordance with the requirements of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires a local planning authority to have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.
- 7.4.2 A similar duty exists where the proposed development will be within a conservation area where section 72 of the same Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 7.4.3 The NPPF states that local planning authorities should identify and assess the particular significance of any heritage asset and consider the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits that may arise and this is endorsed by the Local Plan.
- 7.4.4 Local Plan Policy CP8 states that development will sustain and enhance the significance of designated and non-designated heritage assets to sustain the historic environment whilst creating for all areas a sense of place and special identity. Local Plan Policy DM32 sets out that development proposals affecting a listed building, including its setting, will be permitted provided that the building's special architectural or historic interest, and its setting and any features of special architectural or historic interest which it possesses, are preserved. Policy DM33 of the Local Plan seeks development within, affecting the setting of, or views into and out of a conservation area, to preserve or enhance all features that contribute positively to the area's special

character or appearance. The Faversham Neighbourhood Plan applies similar requirements, seeking to preserve the setting of conservation areas and preserve listed buildings and their setting.

- 7.4.5 The site is not within a conservation area and does not contain any listed buildings, however part of the Faversham Town Conservation Area is located nearby on the opposite side of Brogdale Road, which includes the Grade II listed Chapel House. The Grade II listed Malthouse and Oasthouse at Perry Court Farm is also located nearby to the south of the site.
- 7.4.6 The Faversham Town Conservation Area (FTCA) includes a concentration of listed buildings, historic townscape and other features spanning several centuries and including considerable survival of medieval Faversham. The FCA Character Appraisal (2023) states that the heritage significance of Faversham derives from its development from Saxon times to the present day, as a port settlement focussed on the Creek, with each phase of development evident in the town's plan and built form.
- 7.4.7 Only a small part of the FTCA adjoins the site where it encompasses the property on the opposite corner of London Road and Brogdale Road to the west of the site. This contains Chapel House, which is a Grade II listed building, although it is not mentioned within the 2023 FCA Character Appraisal. Its official listing states that it is an C18 house altered in the early C19 and notes its architectural detailing.
- 7.4.8 The Brogdale Road frontage of both the application site and Chapel House is densely vegetated and includes mature trees, which limits the intervisibility between these sites. Chapel House is best appreciated within the public realm from the London Road frontage where there is an opening in the trees leading to the house frontage. The tree screening along Brogdale Road prevents visibility of the property from this frontage.
- 7.4.9 The proposed STP with its associated lighting and fencing would be well screened in this direction. Furthermore, the site is already used as playing fields and adjoins an existing STP with associated lighting and fencing such that it would not result in a significant change of character as it would be perceived in this context. As such, the proposal would preserve the setting of the listed Chapel House. Given the existing context and the separation distance of the proposed STP from the Faversham Town Conservation Area, the proposals would also preserve the setting of that designated heritage asset.
- 7.4.10 The Grade II listed Malthouse and Oasthouse at Perry Court Farm is approximately 120m to the south of the site. The official listing states it is a fine building of its kind, dating from 1904 and notes its architectural detailing. The listed Malthouse and Oasthouse is best appreciated from within its own site boundary, particularly from the open space area to the south of the building, although this is private land and not readily accessible. The building can also be appreciated from the public realm in views from Winter Gem Lane to the south, particularly with its distinctive white cowls above the oast houses at each end.

- 7.4.11 This listed building is visible from the site. However, the proposed STP would be further away from the listed building than the existing STP, and there is more intervening vegetation and a dwelling between the proposals and heritage asset that would further reduce the intervisibility between the proposal and the listed building. Given the existing presence of an STP on the site and the separation from the Grade II listed Malthouse and Oasthouse, the proposals would not result in any harmful impact to the setting of that designation. Due to the positioning of the proposed car park and its scale and nature, it likewise would not be harmful to its setting.
- 7.4.12 The proposed development therefore preserves the setting of the identified listed buildings and the setting of the Faversham Town Conservation Area. As such, the proposed development complies with policies CP8, DM32 and DM33 of the Local Plan and policy FAV11 of the Faversham Neighbourhood Plan.

7.5 Archaeology

- 7.5.1 The NPPF sets out that where development has the potential to affect heritage assets with archaeological interest, LPAs should require developers to submit an appropriate desk-based assessment, and where necessary, a field evaluation.
- 7.5.2 Policy DM34 of the Local Plan sets out that planning applications on sites where there is or is the potential for an archaeological heritage asset, there is a preference to preserve important archaeological features in situ, however, where this is not justified suitable mitigation must be achieved.
- 7.5.3 An Archaeological Desk-Based Assessment was submitted with the application, which states there is low potential for any archaeological remains to be present and these would likely be of low significance. Remains of prehistoric to Romano-British date could comprise stray finds and features while remains dating to the post-medieval period would be to agricultural practices. It is unlikely that there are any remains dating to the early medieval or medieval period. Any remains would have been impacted by any ploughing or levelling undertaken on the Site during the post-medieval, twentieth century and modern periods.
- 7.5.4 KCC Archaeology has reviewed the application and disagrees with the submitted desk-based assessment, concluding that the site has a high potential for significant archaeological remains, including possible Roman road features, roadside activity, settlement, and burials. Previous investigations nearby to the south have revealed rich archaeological landscapes, and the projected alignment of an Iron Age/Roman trackway may cross the site. The proposed development involves groundworks that could disturb these remains. However, KCC Archaeology confirms that impacts can be managed through a condition requiring a staged programme of archaeological assessment, evaluation, and mitigation, with further measures if high-significance remains are encountered. On this basis, the proposal is considered acceptable subject to the recommended condition in accordance with Policy DM34 of the Local Plan and the NPPF.

7.6 Living Conditions

- 7.6.1 The NPPF and Policy DM14 of the Local Plan requires that new development has sufficient regard for the living conditions of neighbouring occupiers. The FNP policy FAV10 sets out that development should avoid any adverse impact on residential properties through intrusive, excessive or poorly designed lighting.
- 7.6.2 Given the nature of the proposal and separation to adjoining properties, it would not result in any unacceptable loss of light, outlook, or privacy impacts and would not lead to an increased sense of enclosure.
- 7.6.3 Concerns were raised in objections in regard to light pollution and noise emissions, which have been assessed by the Council's Environmental Health team.
- 7.6.4 The proposed hours of use are 08:00-22:00 Monday to Friday, and 08:00-18:00 Saturday and Sunday, which generally aligns with the current hours of use of the existing STP except for commencing 1hr earlier on weekends and bank holidays and extending weekdays by finishing 30min later. The effects of this on neighbouring properties from noise and lighting are discussed below. A 3m tall acoustic fence is proposed to the south of the proposed STP to mitigate noise impacts to the dwelling in proximity to the south (Greenways).
- 7.6.5 The Noise Impact Assessment (NIA) by Acoustic Consultants Ltd shows the noise levels generated by the development at nearby sensitive uses will be below the WHO limits for community noise. The events used for the assessment will be similar to those already taking place, and SBC has no record of noise disturbance from the sports activities held at the school. The Council's Environmental Health advisor confirms that the noise effects on neighbouring properties would be acceptable.
- 7.6.6 The NIA also mentions that a Noise Management Plan (NMP) should be drawn up to show the expected controls for noise, with details of mitigation measures. The Council's advisor agrees with the NIA conclusions and recommends a condition for further details of the NMP to be submitted for approval.
- 7.6.7 The LED Floodlighting system and the height of the floodlight masts have been designed to maximise efficiency whilst also minimising light spillage. The Lighting Report for the Floodlighting shows that the light spill will not reach the neighbouring properties and should pose minimal risk for light pollution. The Council's advisor confirmed that the proposed system is acceptable provided it is installed as presented in the proposal. A condition is included to secure details of lighting for ecological reasons as set out below, which will also cover neighbouring amenity.
- 7.6.8 Subject to the inclusion of the recommended conditions, the proposal would not give rise to any unacceptable amenity impacts to nearby residents from noise, vibration, lighting, outlook, privacy or loss of light in accordance with Policy DM14 of the Local Plan, policy FAV10 of the FNP and the NPPF.

7.7 Ecology and trees

- 7.7.1 The Conservation of Habitats and Species Regulations 2017 ('the Habitats Regulations') affords protection to certain species or species groups, commonly

known as European Protected Species (EPS), which are also protected by the Wildlife and Countryside Act 1981. This is endorsed by Policies CP7 and DM28 of the Local Plan.

- 7.7.2 National planning policy aims to conserve and enhance biodiversity and encourages opportunities to incorporate biodiversity in and around developments. In terms of the Local Plan Policy DM28 sets out that development proposals will conserve, enhance, and extend biodiversity, provide for net gains where possible, minimise any adverse impacts and compensate where impacts cannot be mitigated. The Faversham Neighbourhood Plan seeks to ensure that development has no adverse impact on ecology.

Protected Species and Habitats

- 7.7.3 The sports field is surrounded by boundaries made of hedgerows, scattered trees and semi-improved grassland, which could provide suitable opportunities for protected species. These habitats have been assessed in the preliminary ecological appraisal (PEA) as not being affected by the construction area, which is within the amenity grassland, sports field.
- 7.7.4 Whilst there are protected mature Beech trees lining the western boundary of the site, the proposed development is well separated from these and as such would not have any direct impact on them. Ground level tree assessments have been carried out for bats and as the trees are to be unaffected no further action is required.
- 7.7.5 Great crested newts (GCN) have been considered within the PEA as there are at least three waterbodies within 250 m of the survey area, the closest of these is situated 30m east of the site. There are no GCN ponds on the application site, but foraging and shelter opportunities exist within the boundary vegetation for GCN. The PEA has stated that further surveys are required to provide a habitat suitability assessment of these ponds for GCN and therefore understand the potential impacts and proposed precautionary mitigation is provided within a construction environmental management plan (CEMP).
- 7.7.6 KCC Ecology have reviewed the information regarding the amenity grassland for the construction areas and consider that as it is within heavily modified grassland, with a high disturbance, it would provide sub optimal habitat for GCN. KCC Ecology confirm that a precautionary approach within a CEMP would be sufficient in this case for GCN and therefore do not require further surveys for GCN. A CEMP condition is recommended accordingly.

Lighting

- 7.7.7 Nocturnal animals (including bats) are likely to be using the site and surrounding area for foraging and commuting and any lighting associated with the proposal may have a negative impact, especially any light spill to hedgerow boundaries and trees on the site.
- 7.7.8 Lighting assessments have been provided which details the lux levels around the proposed sports pitch and car park extension. KCC Ecology confirm that the proposed lighting will not impact the boundary vegetation, which provides potential habitat for

bats. KCC Ecology note that the car park lighting plan shows downward facing light fittings are proposed, which is supported. However, further information is required as to whether the light fittings for the sports pitch are downfacing or have cowls on to reduce upward light spill and the cumulative effects of both areas of lighting together. KCC Ecology are satisfied that lighting impacts for the whole site, including any footpath lighting, can be managed through a condition to secure the required details.

- 7.7.9 KCC Ecology also recommend that a condition be included to secure a curfew where lighting is only used when pitches are in use and an overnight curfew period is provided.

Biodiversity Net Gain

- 7.7.10 Development is required to deliver at least a 10% biodiversity net gain (BNG) under the Environment Act 2021 and the Town and Country Planning Act 1990 (as amended). Policy FAV7 of the Faversham Neighbourhood Plan requires major development proposals to achieve 20% BNG for greenfield sites, which applies to this site. Significant gains will need to be secured for at least 30 years.
- 7.7.11 The Statutory Biodiversity Metric was revised during the application to address concerns raised by KCC Ecology, who confirm the latest version is acceptable. The baseline area habitats include developed land sealed surface, urban trees, modified grassland, bramble scrub and bare ground. The hedgerow habitats are native hedgerow and native hedgerow with trees. KCC Ecology consider the baseline is representative for the purposes of determination. Additional planting has been provided within the proposal to supplement existing vegetation and boost the on-site BNG. The table below indicates the BNG achieved by the proposal.

Baseline Habitat units	7.8	
Baseline Hedgerow units	1.68	
Proposed Habitat units	8.12	
Proposed Hedgerow units	1.86	
Net Change Habitat units	0.31	4.03%
Net Change Hedgerow units	0.17	10.31%

- 7.7.12 The proposal would fall below the 20% BNG requirement in the Faversham Neighbourhood Plan for both habitat and hedgerow units. Due to the use of the site for sports and playing fields there are limited opportunities for additional BNG and as such off-site gains will need to be secured. This unit deficit must be made up prior to commencement of any development, so a condition has been included below to ensure the Biodiversity Gain Plan is prepared in accordance with the established habitat baseline and to achieve an overall 20% net gain.

- 7.7.13 A Habitat Management and Monitoring Plan (HMMP) condition is recommended by KCC Ecology to secure the long-term management of onsite biodiversity gains and is included accordingly. These onsite gains are considered significant and will be subject to a monitoring fee, which are required for significant onsite gains as these will be subject to 30 years of monitoring reports which will need to be reviewed by the LPA, which comes at a cost. The monitoring fee is confirmed to be £7,868.71, which shall be paid prior to the decision being issued or secured by s106 legal agreement so that it is paid prior to the commencement of the development.

Ecological Enhancement

- 7.7.14 KCC Ecology advise that an enhancement plan should be secured by condition that includes the actions proposed and the ownership and responsibilities for future management. Suggested biodiversity enhancements include the provision of durable bird/bat boxes, native tree/shrub planting, sowing of an appropriate wildflower mix, the creation of artificial refugia for reptiles/amphibians, the creation of 'hedgehog highways' (13×13cm gaps in closed board fencing) and/or creation of bug hotels/bee bricks for invertebrates. The recommended condition is included below.
- 7.7.15 Subject to the conditions above being secured, the proposal would have an acceptable impact on ecology and biodiversity in accordance with Policies CP7 and DM28 of the Local Plan, policy FAV7 of the FNP and the NPPF.

7.8 Transport and Highways

- 7.8.1 Local Plan policy promotes sustainable transport through utilising good design principles. It sets out that where highway capacity is exceeded and/ or safety standards are compromised proposals will need to mitigate harm.
- 7.8.2 The NPPF promotes sustainable patterns of development and expects land use and transport planning to work in parallel in order to deliver such. A core principle of the NPPF is that

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.”

- 7.8.3 The site has good access to public transport with bus stops nearby along London Road and Faversham Train Station a 10min walk away. The proposal includes an extension to the existing car park, providing 89 total car parking spaces, which is a net increase of 82 due to the removal of 7 existing spaces to facilitate access.
- 7.8.4 The application is supported by a Transport Assessment, which has been reviewed by KCC Highways. The applicant has also responded to comments in relation to the anticipated use of the pitches and confirmed that this is to only be used internally by the school during school hours and will not be leased out externally during school hours. The pitch will be open for public use in evenings, weekends and bank holidays. This confirms that there will be no conflict of movements and therefore would not have an adverse impact on the local highway network.

- 7.8.5 KCC Highways confirm that the amended site layout / car parking arrangements are acceptable and recommend conditions to secure further details of construction management, and secure parking, electric vehicle charging and cycle parking.
- 7.8.6 Subject to the recommended conditions, the proposal would not result in a harmful impact on highway safety, nor would the residual cumulative impacts on the local road network would be severe. The proposal is considered acceptable in terms of the impact on the local highway and in accordance with Policies DM6 and DM26 of the Local Plan, the FNP and the NPPF.

7.9 Contamination

- 7.9.1 Policy ST1 of the Local Plan states that development proposals shall conserve and enhance the natural environment by applying national planning policy in respect of pollution, despoiled, degraded, derelict, contaminated, unstable and previously developed land. The NPPF states that local planning authorities should ensure that the site is suitable for its new use taking account of various matters, including pollution arising from previous uses.
- 7.9.2 A Contamination Site Investigation Report has been submitted with the application, which has been reviewed by Mid Kent Environmental Health (EH) who note that no significant pollutants were found. The site is not in a known area of land contamination, however EH recommend a watching brief condition in the eventuality that any evidence of localised contamination is found during works.
- 7.9.3 Concern was raised in an objection in regard to microplastics leaching from the synthetic turf pitch into the environment. In this regard it is noted that the Environment Agency and Mid-Kent Environmental Health were both consulted and have not indicated that the proposal would be unacceptable in terms of its environmental effect. In the absence of an objection from the specialist consultees, it is considered that no objection should be raised on this ground.
- 7.9.4 Subject to the imposition of the suggested condition, the proposal is in accordance with Policy ST1 of the Local Plan and the NPPF.

7.10 Flood Risk, Drainage and Surface Water

- 7.10.1 Policy DM21 of the Local Plan and the NPPF requires that Local Planning Authorities should ensure that flood risk is not increased elsewhere and that any residual risk can be safely managed. Policy FAV8 of the FNP seeks to ensure, amongst other things, that development does not lead to significant adverse impacts from flooding.
- 7.10.2 The site is located within Flood Zone 1 and therefore has a low risk of fluvial and tidal flooding. The majority of the proposed pitch is recorded to be at very low risk of surface water flooding with discrete patches of low risk in the south and adjacent to the north west. The proposed car park is located has a very low risk of surface water flooding.
- 7.10.3 The Drainage Strategy proposes that the surface water for the site is to be managed through the use of infiltration through two geocellular soakaways, one for the car parking area and one serving the pitch. The Strategy highlights that further infiltration

tests will be undertaken within the location of the proposed infiltration features with the location of the soakaway serving the car park to be confirmed subject to this further testing.

- 7.10.4 KCC Flood and Water Management have reviewed the submitted Flood Risk Assessment and Drainage Strategy and raise no objections. It is recommended that soakage tests be compliant with BRE 365, notably the requirement to fill the test pit several times. Detailed design should utilise a modified infiltrate rate and demonstrate that any soakaway will have an appropriate half drain time.
- 7.10.5 Whilst the more detailed and up-to date FEH 2022 dataset should have been utilised in the micro-drainage calculations for the site, KCC have not raised any objection subject to a condition securing a detailed Surface Water Drainage Scheme prior to commencement of the development.
- 7.10.6 The site is also located in Groundwater Source Protection Zone 2. The Environment Agency raised no objections to the proposal subject to conditions for further details to be submitted for approval to prevent contamination. The conditions are included accordingly.
- 7.10.7 Subject to the recommended conditions being attached to any forthcoming planning permission, the proposal is considered acceptable and in accordance with Policy DM21 of the Local Plan, policy FAV8 of the FNP and the NPPF.

7.11 Community Infrastructure

- 7.11.1 As with any planning application, the request for financial contributions needs to be scrutinised in accordance with Regulation 122 of the Community Infrastructure Regulations 2010 (which were amended in 2014). These stipulate that an obligation can only be a reason for granting planning permission if it is:
- Necessary
 - Related to the development
 - Reasonably related in scale and kind
- 7.11.2 The following planning obligations are necessary to mitigate the impact of the development and make it acceptable in planning terms. The obligations have been identified and assessed by Officers to comply with the Regulations (as amended).
- 7.11.3 The following financial contributions have been sought by KCC EAS to mitigate the impact of development.

Requirement	Obligation	Reason
BNG monitoring	£7,868.71 – BNG monitoring fee	Due to significant onsite biodiversity gains, which will be subject to 30 years of monitoring reports and will need to be reviewed by the LPA, which comes at a cost.

- 7.11.4 Subject to the above planning obligations being secured in a legal agreement associated with any planning permission or paid prior to the decision being issued, the proposals would mitigate impacts and make the development acceptable in planning terms and comply with Local Plan Policy DM28 and the NPPF.

7.12 Sustainability / Energy

- 7.12.1 Policy DM19 of the Local Plan requires development proposals to include measures to address climate change. The FNP seeks cycle storage and electric charging points for new development.
- 7.12.2 The proposed car park includes 9 active electric vehicle charging spaces with cabling and infrastructure linked to all spaces to allow for suitable future conversion to 100% EV charging spaces. This meets the Parking SPD requirement for 10% provision of EV charging spaces and 100% passive provision and will be secured by condition.
- 7.12.3 The proposal was revised during the application to increase the number of cycle parking spaces to now include 18 cycle parking spaces located near to the car park to promote sustainable modes of transport. The SBC Climate Change officer has confirmed this addresses their concerns, and KCC Highways have also confirmed this is acceptable. Cycle parking details will be secured by condition.
- 7.12.4 Subject to the recommended conditions the proposal would support reduced carbon emissions, in accordance with policies CP2 and DM19 of the Local Plan and the FNP.

7.13 Designing Out Crime

- 7.13.1 The NPPF aims to achieve healthy, inclusive and safe places, so that crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. The Local Plan reinforces this requirement through Policy CP4.
- 7.13.2 The proposed sports pitch and car park include lighting and will operate at similar times to the existing facility. Kent Police have raised no objections to the application and set out recommendations of measures to further reduce the risk of crime. The applicant is encouraged to contact Kent Police for further advice to incorporate Secure By Design measures, which will be added as an informative to the decision notice.
- 7.13.3 The proposal does not pose an unacceptable crime risk in accordance with Policy CP4 of the Local Plan and the NPPF.

7.14 Planning Balance

- 7.14.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Under s70(2) of the Town and Country Planning Act 1990, the decision-maker needs to have regard to the provisions of the development plan and any other material considerations.
- 7.14.2 In this case the application accords with the Local Plan and Faversham Neighbourhood Plan and no other material considerations indicate that a different conclusion should be reached.

7.15 Conclusion

- 7.15.1 The proposed Synthetic Turf Pitch would provide enhanced opportunities for year-round sports and recreation at the site and would complement their current sports offering with a high-quality, multifunctional sports pitch. Whilst the proposal would occupy existing playing fields, it is considered to enhance the overall sports offering at the site whilst retaining a generous amount of playing fields within the wider school site.
- 7.15.2 Officers consider that the proposal is appropriate to the context of the site given its established use for sports and recreation within a well contained part of the school site, subject to securing the delivery of the proposed supplementary landscaping. The proposal would therefore have an acceptable effect on the character and appearance of the area and preserves the setting of the identified listed buildings and the setting of the Faversham Town Conservation Area.
- 7.15.3 Noise emissions and light pollution have been subject to detailed assessment and subject to the mitigation measures proposed and secured by conditions, the proposal would not result in unacceptable impacts on the nearby residential properties. Ecological impacts are also acceptable subject to securing the necessary mitigation measures. Furthermore, the highways assessment confirms that there will be no conflict of movements with existing school traffic and therefore the proposal would not have an unacceptable impact on the local highway network.
- 7.15.4 In considering the application, account has been taken of the information included with the application submission, the National Planning Policy Framework and the Development Plan (Local Plan and Faversham Neighbourhood Plan), and all other material considerations including representations made including the views of statutory and non-statutory consultees and members of the public.

7.16 Recommendation

- 7.16.1 Grant planning permission subject to the conditions set out below and securing or payment of the BNG monitoring fee.

CONDITIONS

1. Time Limit

The development hereby permitted shall be commenced before the expiration of three (3) years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

2. Drawings

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below.

- 24-0316 (G-224120) 02 Rev 07 Site Plan

- | | |
|---------------------------------|------------------------------------|
| • 24-0316 (G-224120) 03 Rev 04 | Pitch Layout |
| • 24-0316 (G-224120) 07 Rev 04 | Car Park Development Layout |
| • 24-0316 (G-224120) 05A Rev 01 | Elevations A |
| • 24-0316 (G-224120) 05B Rev 01 | Elevations C |
| • 24-0316 (G-224120) 10 Rev 01 | Proposed Site Levels Cross Section |
| • 24-0316 (G-224120) 11 Rev 04 | Cut and Fill Calculations |

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

3. Code Of Construction Practice

Prior to the commencement of the development a Code of Construction Practice shall be submitted to and approval in writing by the Local Planning Authority. The construction of the development shall then be carried out in accordance with the approved Code of Construction Practice and BS5228 Noise Vibration and Control on Construction and Open Sites and the Control of dust from construction sites (BRE DTi Feb 2003).

The code shall include:

- An indicative programme for carrying out the works.
- Measures to minimise the production of dust on the site(s)
- Measures to minimise the noise (including vibration) generated by the construction process to include the careful selection of plant and machinery and use of noise mitigation barrier(s)
- Maximum noise levels expected 1 metre from the affected façade of any residential unit adjacent to the site(s)
- Design and provision of site hoardings
- Management of traffic visiting the site(s) including temporary parking or holding areas
- Provision of off-road parking for all site operatives
- Measures to prevent the transfer of mud and extraneous material onto the public highway.
- Measures to manage the production of waste and to maximise the re-use of materials.
- Measures to minimise the potential for pollution of groundwater and surface water.
- The location and design of site office(s) and storage compounds
- The location of temporary vehicle access points to the site(s) during the construction works.
- The arrangements for public consultation and liaison during the construction works.

Reason: To ensure the development does not prejudice conditions of residential amenity and local ecology through adverse levels of noise, dust and disturbance during construction.

4. Construction and Environmental Management Plan (CEMP)

Prior to the commencement of the development hereby approved (including any ground works, site or vegetation clearance), a site-wide Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- a) Highways details
 - i. Routing of construction and delivery vehicles to / from site.
 - ii. Parking and turning areas for construction and delivery vehicles and site personnel, which may require supporting vehicle tracking/swept paths.
 - iii. Timing of deliveries, avoiding network and school peaks where possible.
 - iv. Provision of wheel washing facilities.
 - v. Measures to prevent the discharge of surface water onto the highway.
 - vi. Temporary traffic management / signage.
- b) Ecology details:
 - i. Risk assessment of potentially damaging construction activities;
 - ii. Identification of 'biodiversity protection zones';
 - iii. Practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during construction for bats, breeding birds, badgers, reptiles, hedgehog and great crested newts (may be provided as a set of species or habitat-specific method statements);
 - iv. The location and timing of sensitive works to avoid harm to biodiversity features;
 - v. The times during prior to and during construction when specialist ecologists need to be present on site to conduct surveys or oversee works;
 - vi. Responsible persons and lines of communication;
 - vii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person, and;
 - viii. Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period.

Reason: To ensure the development does not adversely impact on highway safety and convenience during construction and ensure the development does not harm local ecology during construction.

5. Land Contamination

If during construction/demolition works evidence of potential contamination is encountered, works shall cease and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not re-commence until an appropriate remediation scheme has been submitted to, and approved in writing by, the Local Planning Authority and the remediation has been completed.

Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted to and approved in writing by the Local Planning Authority. The closure report shall include details of:

- a) Details of any sampling and remediation works conducted and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology.
- b) Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.
- c) If no contamination has been discovered during the build, then evidence (e.g. photos or letters from site manager) to show that no contamination was discovered should be included.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 187 of the National Planning Policy Framework.

6. Sustainable surface water drainage scheme

Development shall not begin until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the Drainage Strategy prepared by JPP Consulting Limited dated 30.09.24. The submitted scheme shall demonstrate compliance with the required technical standards at the time of submission and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

Reason:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

7. SUDS Verification Report:

Prior to the use of the development commencing, a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, shall be submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason:

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 182 of the National Planning Policy Framework.

8. Infiltration:

Where infiltration is to be used to manage the surface water from the development hereby permitted, it will only be allowed within those parts of the site where information is submitted to demonstrate to the Local Planning Authority's satisfaction that there is no resultant unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details.

Reason:

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 187 of the National Planning Policy Framework.

9. Noise Management Plan

Prior to the use of the development, a Noise Management Plan covering the entirety of the operation shall be submitted to and approved in writing by the local planning authority. The plan shall include but not be limited to measures to control excessive noise from external activities and details of a point of contact for noise complaints.

The development shall only be used in full accordance with the approved Noise Management Plan.

Reason: In the interests of residential amenity.

10. Community use agreement

Prior to the first use of the development hereby approved, a community use agreement shall have been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to outdoor sports facilities, changing and car parking and

include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

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

11. Management and Maintenance Scheme

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

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

12. Parking

Prior to the operation of the development hereby approved the vehicle parking spaces shown on approved drawing ref: 24-0316 (G-224120) 07 shall be provided and permanently retained thereafter.

Reason: In the interest of highway safety and amenity.

13. Electric Vehicle chargers

Prior to the first use of the development hereby approved, the electric vehicle charging points shown on approved plan ref: 24-0316 (G-224120) 07 shall be installed and permanently retained thereafter. The electric vehicle charging points shall be provided to Mode 3 standard (providing a 7kw output) and SMART (enabling Wifi connection). Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved charge point model list: <https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>

Reason: In the interests of encouraging sustainable modes of transport and minimising the carbon footprint of the development.

14. Cycle Parking

Prior to the first use of the development hereby approved, the cycle parking facilities shall be installed in full accordance with the approved plan ref: 24-0316 (G-224120) 07 and thereafter permanently retained.

Reason: In the interests of encouraging sustainable modes of transport.

15. External lighting

Prior to the installation of any external lighting, and notwithstanding the lighting details shown in the approved plans, details of external lighting shall be submitted to and approved in writing by the LPA. The details shall demonstrate the following requirements:

- Plan showing location of all external lighting, light fitting type (downward facing) and light spill
- Operational hours and curfew times
- Follow the recommendations within Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 08/23 Bats and Artificial Lighting at Night

The development shall be implemented in accordance with the details as approved.

Reason: To ensure that any adverse ecological impacts of the development are suitably mitigated and in the interests of safeguarding residential amenity.

16. Biodiversity Gain Plan

The Biodiversity Gain Plan shall be prepared in accordance with the baseline information within the Biodiversity Statement and Metric Assessment report, for Abbey School Faversham, dated October 2025 and prepared by Middlemarch Environmental Ltd. The Biodiversity Gain Plan shall demonstrate how the development achieves an overall biodiversity net gain of 20%.

Reason: To ensure the proposals are in accordance with details submitted and considered as part of the planning application and to comply with Faversham Neighbourhood Plan policy FAV7.

17. Habitat Management and Monitoring Plan

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat retention, creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the retained, created or enhanced habitat to be submitted to the local planning authority.

The retained, created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Reason: To enhance biodiversity in accordance with the National Planning Policy Framework.

18. Ecological Enhancement

Prior to the first use of the development hereby approved, a scheme of ecological enhancements shall be fully implemented in accordance with a scheme that shall have first been submitted to and approved in writing by the local planning authority. This shall include a detailed plan with biodiversity enhancement features with detail on ownership and responsibilities for any management measures.

Reason: To ensure that any adverse ecological impacts of the development are suitably mitigated.

19. Soft Landscaping

Prior to the first use of the development full details of soft landscape works shall be submitted to and approved by the Local Planning Authority. These details shall include existing trees, shrubs and other features, proposed planting schedules of plants, noting species (which shall be native species and of a type that will encourage wildlife and biodiversity), plant sizes and numbers where appropriate and an implementation programme. The works shall be carried out in accordance with the approved details and in accordance with the programme agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

20. Planting retention

Upon completion of the approved landscaping scheme, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

21. Acoustic Fence

Prior to the first use of the development hereby approved, the 3m high acoustic fence shown on the approved plans shall be constructed in full and retained thereafter for the lifetime of the development.

Reason: In the interests of residential amenity.

22. Archaeological Evaluation and Mitigation

To assess and mitigate the impacts of development on significant archaeological remains:

- A) Prior to any development works the applicant (or their agents or successors in title) shall secure and have reported a programme of archaeological field evaluation works, in accordance with a specification and written timetable which has been submitted to and approved by the local planning authority.
- B) Following completion of archaeological evaluation works, no development shall take place until the applicant or their agents or successors in title, has secured the implementation of any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the local planning authority.
- C) The archaeological safeguarding measures, investigation and recording shall be carried out in accordance with the agreed specification and timetable.
- D) Within 6 months of the completion of archaeological works a Post-Excavation Assessment Report shall be submitted to and approved in writing by the local planning authority. The Post-Excavation Assessment Report shall be in accordance with Kent County Council's requirements and include:
 - a. a description and assessment of the results of all archaeological investigations that have been undertaken in that part (or parts) of the development.
 - b. an Updated Project Design outlining measures to analyse and publish the findings of the archaeological investigations, together with an implementation strategy and timetable for the same.
 - c. a scheme detailing the arrangements for providing and maintaining an archaeological site archive and its deposition following completion.
- E) The measures outlined in the Post-Excavation Assessment Report shall be implemented in full and in accordance with the agreed timings.

Reason: To ensure that due regard is had to the preservation in situ of important archaeological remains.

23. Archaeological Safeguarding

No development shall take place until details of foundations designs and any other proposals involving below ground excavation have been submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that due regard is had to the preservation in situ of important archaeological remains.

24. Hours of Use

The use of the development hereby permitted shall be limited to between the hours of 07.00 to 21.30 on Mondays to Fridays, between 09.00 and 18.00 on Saturdays, and between 10.00 and 18.00 Sundays and Bank Holidays.

All floodlighting on site must be extinguished by 21.30 Monday to Friday and by 18.00 on Saturdays, Sundays and Bank Holidays, or within 15 minutes after last use of the facility, whichever is the sooner.

The floodlighting hereby permitted shall be completely extinguished when the facilities are not in use, and/or within 15 minutes of its last use.

Reason: In the interests of the amenities of the locality.

