

To: Planning & Regulatory Committee

Date: 7 December 2022

By: Planning Development Manager

District(s) Reigate & Banstead Borough Council

Electoral Division(s):

Reigate
 Mr Lewanski

Case Officer:

Chris Turner

Purpose: For Decision

Grid Ref: 526264 150038

Title: Surrey County Council Proposal RE22/00775/CON

Summary Report

Reigate Parish School, 91 Blackborough Road, Reigate, Surrey RH2 7DB

Construction of a new artificial grass surfaced Multi-Use Games Area (MUGA), macadam-paved access route, provision of new perimeter gates and fencing and associated works without compliance with Condition 3 of Planning Permission ref: RE15/01766/CON dated 16 October 2015 to extend the hours of use of the MUGA to allow use by the community.

Reigate Parish School is an existing infant school located on the north side of Blackborough Road, to the south east of Reigate town centre. The school is surrounded to the east, south and part of the west side by long established residential development. Immediately to the north is Reigate Grammar School. To the west of the school site is a small, mainly overgrown, largely wooded area. The whole of the school site, along with the adjoining Reigate Grammar School and the churchyard to the north west of the school is designated urban open land.

The school buildings are centrally located in the site with car parking at the front behind a belt of mature trees on the Blackborough Road frontage. To the rear of the school buildings is a hard play area and the MUGA which is the subject of this planning application.

Planning permission ref: RE15/01766/CON granted the construction of a MUGA to the rear of the school adjoining the northern boundary in October 2015. That MUGA was granted permission subject to, inter alia, condition 3 which stated:

The artificial turf pitch hereby permitted shall only be used between the hours of 08.00 and 18.00 on weekdays, with the following exception; the pitch may be used at weekends on up to 15 days in any calendar year between the hours of 09.00 and 19.00 for events organised by the school or its Parent Teacher Association or for the benefit of families of current pupils or staff of the school. The school shall maintain a record of any weekend use which shall be made available to the County Planning Authority on request.

This current application seeks to amend this condition to allow for the MUGA to be used by the school and wider community as follows:

08:00 – 19:30 weekdays

09:00 – 19:00 Saturdays

14:00 – 18:00 on 12 Sundays

The application has been significantly amended since first submitted and the proposed hours of use reduced through negotiation by officers with the applicant's agent to achieve a proposal that could be supported.

There were 5 letters of objection received on the original application containing comments on numerous grounds but primarily on the impact on the residential amenity of existing residents (which officers have addressed through negotiations as stated above) and the impact on the parking/ traffic in the local area.

The implications of the development have been assessed in terms of the impact on residential amenity and on the impacts on highways and parking.

Officers are satisfied that the amended, negotiated proposal, in respect of the nature and the hours of use, and the highways aspects, would not have a materially harmful impact on the residential amenity of surrounding neighbours nor the highway.

The County Council therefore recommends the application for approval subject to conditions.

The recommendation is approval subject to conditions.

Application details

Applicant

Reigate Parish School

Date application valid

15 March 2022

Period for Determination

10 May 2022

Amending Documents

Email from planning agent dated 11 July, 03 November 2022 and 23 November 2022

Summary of Planning Issues

This section identifies and summarises the main planning issues in the report. The full text should be considered before the meeting.

	Is this aspect of the proposal in accordance with the development plan?	Paragraphs in the report where this has been discussed
Impact on Residential Amenity	Yes	24
Highways Impact and Parking	Yes	43

Illustrative material

Aerial Photographs

Aerial 1: Site Context

Aerial 2: Application Site

Aerial 3: Site Boundary

Site Photographs

Figure 1 - Looking NE towards No.3 Blackborough Close Boundary

Figure 2 - Looking E towards No.1 Blackborough Close

Figure 3 - Looking SE towards No. 93 Blackborough Close

Figure 4 - Looking SE towards No. 93 Blackborough Road

Figure 5 - Looking S towards existing play area. No. 93 Blackborough Road Visible

Figure 6 - Looking SE directly at No. 93 Blackborough Road

7

Background

Site Description

1. Reigate Parish School is an existing infant school located on the north side of Blackborough Road, to the south east of Reigate town centre. The school is surrounded to the east, south and part of the west side by long established residential development. Immediately to the north is Reigate Grammar School. To the west of the school site is a small mainly overgrown, largely wooded area. The whole of the school site, along with the adjoining Reigate Grammar School and the churchyard to the north west of the school is designated urban open land.
2. The school buildings are centrally located in the site with car parking at the front behind a belt of mature trees on the Blackborough Road frontage. To the rear of the school buildings is a hard play area and the MUGA which is the subject of this planning application. These both extend up to the school's boundaries with the Grammar School and the rear boundaries of dwellings on Blackborough Close. There is a gate on this boundary which facilitates the school's use of the Grammar School's sports facilities.
3. The boundaries between these houses and the MUGA comprise domestic close board fence and willow screening.

Planning History

4. The most relevant planning permission is Planning permission ref: RE15/01766/CON granted the construction of a MUGA to the rear of the school adjoining the northern boundary in October 2015. That MUGA was granted permission subject, inter alia, to condition 3 which stated:

The artificial turf pitch hereby permitted shall only be used between the hours of 08.00 and 18.00 on weekdays, with the following exception; the pitch may be used at weekends on up to 15 days in any calendar year between the hours of 09.00 and 19.00 for events organised by the school or its Parent Teacher Association or for the benefit of families of current pupils or staff of the school. The school shall maintain a record of any weekend use which shall be made available to the County Planning Authority on request.

Reason: *To maintain planning control over the use of the development in the interests of the residential amenities of the area pursuant to Policy Cf2 of the Reigate and Banstead Local Plan 2005.*

5. Details of surface water pursuant to Condition 8 was approved in December 2015 (ref: RE15/02471/CON).

The proposal

6. As outlined above, the MUGA was granted planning permission in 2015 with the following hours of use restricted by a condition on that permission:

08:00 – 18:00 weekdays

09:00 - 19:00 on 15 weekends in the year for events organised by the school or its Parent Teacher Association or for the benefit of families of current pupils or staff of the school.

7. The school originally submitted this current application to vary that condition on the basis of seeking the following hours of use:
 - 3 weekday evenings to 21.00 and up until 19:30 on the other two weekday evenings
 - Saturdays, 09.00 – 19.00
 - 12 Sunday afternoons per year (14.00–18.00)

This was to enable the MUGA to be used by the wider community outside of school hours. The school submitted a statement in support of the application which stated the following:

Now that it is in use its potential benefits can be fully appreciated and the opportunities it provides to the school have become clearer. A growing school size and the “wellbeing” of staff have added to the benefits of the MUGA.

The Department of Education’s “School Sport and Activity Action Plan” (July 2019) and the government’s manifesto commitment to make sure children get an active start to life demonstrate the importance that is seen by central government to activity and sport for young people. Those commitments seek to ensure that every child has access “to at least 60 minutes of daily physical activity through quality PE, sport sessions, clubs and facilities inside and outside of school hours.” Added to this, Sports Minister Nigel Adams said “By opening up school sports halls and playing fields to sports clubs and the wider community, we will increase opportunities, particularly for those with the least access and from the most deprived areas and deliver on our manifesto commitment.”

Health Minister Jo Churchill said: “We all know that exercise has huge benefits for both our physical and mental health - this is especially important for our children and young people as they grow and develop.” “Sports and physical activity can inspire and empower young people to fulfil their potential and live longer, healthier lives, and it’s fun.”

The financial investment in the MUGA has already happened. The school wishes to promote the use of the MUGA for its pupils and staff wellbeing as well as enabling it to benefit the wider community, but its use is restricted by the time limitations imposed by conditions. To this end the school wishes to review the conditions that were attached as their needs have developed”

Officers considered the proposal and following comments made by the County’s noise consultant, and nearby residential dwellings, officers undertook negotiations with the applicant and secured agreement to reduced hours (notably to ensure these did not extend beyond 19.30 **on any day**)

The proposal has now been amended and the school is now seeking to amend condition 3 - hours of use to enable the MUGA to be used by the school and wider community as follows:

08:00 – 19:30 weekdays

09:00 – 19:00 Saturdays

14:00 – 18:00 on 12 Sundays per calendar year

8. This would therefore result in an extended use of the MUGA from 18.00 to 19.30 on weekdays, together with the use of it on Saturdays as required (with no number limit but a time limit from 0900 to 19.30 throughout the year), together with the use from 14.00 to 18.00 on 12 Sundays per calendar year only. The school also wish for the MUGA to be available for use by the wider community not just limited to current pupils, staff or the parent teacher association.
9. The applicant states that extending the hours that the MUGA can be used will enable the school to run sports practices, play fixtures, and host external events as they are currently restricted to offering extra practice sessions because they cannot use the MUGA in the evening or over weekends. In support of the application, the applicant has submitted a noise assessment and a statement in support written by the school (as summarised above). Officers would point out that this MUGA does not have the benefit of floodlights and the use of it during the winter months would be limited by daylight hours.

Consultations and publicity

District Council

Consultees (Statutory and Non-Statutory)

10. Reigate & Banstead Borough Council – No objection
11. Sport England - No comment made – Not in their remit
12. County Noise Consultant – No objection subject to conditions
13. Transport Development Planning – No objection subject to conditions.

Summary of publicity undertaken and key issues raised by public

14. The application was publicised by the posting of two site notices and an advert was placed in the local newspaper. A total of 50 owner/occupiers of neighbouring properties were directly notified by letter. Following the first round of publicity when considering the originally proposed condition wording 5 letters have been received objecting on the grounds of:
 - The proposal would result in the harm to the amenity of existing neighbours.
 - The existing permission is a good compromise between needs of the school and local residents.
 - The additional hours of use of the MUGA will require the additional sound proofing on adjacent properties.
 - The proposal will result in an increase in noise and congestion. Currently parking on the road has reached a level that precludes a safe exit from our driveway during school drop off and pick up times. The prospect of losing periods of calm is of concern.
 - Strongly opposed to proposed extension of hours of use of the facilities.
 - Will there be any restriction on the use of the MUGA by the public?

- Will the gate providing access to the school on the east side be locked once the school has finished and before the public arrive?
- The proposal would result in unacceptable noise increase until 9pm in the evening. If the hours of use for the MUGA are extended to 9pm it will be used by adults.
- Concern about the use of language by adults using the MUGA late in the evenings.
- Extending the use to this late hour will significantly change the character of the road.
- The noise we can hear at the moment from normal play times and school camps in the holidays is loud but acceptable as we knowingly bought a house next to a school.

Other matters were raised by the objectors included:

- Why has the parish school objected to the development of sports facilities at the adjacent RGS school.
- Existing screening for the site is inadequate from a safe guarding perspective.

However these other matters are not material to this planning application.

Introduction

15. The guidance on the determination of planning applications, found at the end of this report, is expressly incorporated into this report and must be read in conjunction with the following paragraphs.
16. In this case the statutory development plan for consideration of the application consists of the Reigate and Banstead Core Strategy 2014/2019 and the Reigate and Banstead Development Management Plan 2019.
17. In considering this application the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations.
18. In assessing the application against development plan policy it will be necessary to determine whether the proposed measures for mitigating any environmental impact of the development are satisfactory. In this case the main planning considerations are the impact on residential amenity and the impact on highways and parking.

Planning considerations

Principle of Development

19. The principle of development was established by the granting of planning permission RE2015/01766/CON. Whilst the applicant is applying for a variation of Condition 3 of permission 2015/0150, under Section 73 of the Town and Country Planning Act 1990 (as amended), if granted the proposal will constitute a new planning permission. The original permission remains intact and unamended.
20. In considering the current application Officers have been mindful of any material changes in planning circumstances since the granting of that original permission, including the adoption of the revised National Planning Policy Framework in 2021, the adoption of the Reigate Banstead Core Strategy Review 2019 and the adoption of the Reigate Banstead Development Management Plan 2019. Officers also note that there has been a material change in site circumstances since that application, given that the MUGA has now been constructed.
21. On an application pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended) the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted. If members decide that planning

permission should be granted subject to condition differing from those subject to which the previous permission was granted they shall grant permission accordingly. This may be done where the conditions do not amount to a fundamental alteration of the proposal put forward in the original application. If they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.

22. The local planning authority may consider conditions other than those the subject of the application and impose new conditions (*R v London Docklands Development Corporation ex parte Sister Christine Frost* (1997)).
23. Notwithstanding the changes in circumstances outlined above, Officers consider that the assessment made under RE2015/01766/CON with regards to the following issues would not be affected by the variation of this condition, and the original assessments and conclusions on these issues remain:
 - Impact on Urban Open Land
 - Impact on trees
 - Ecological Impacts
 - Archaeology

24. Impact on Residential Amenity

Reigate and Banstead Core Strategy 2014

Policy CS10 – Sustainable Development

Reigate and Banstead Development Management Plan 2019

Policy DES1 – Design of New Development

25. Government Guidance on Noise states that Plan-making and decision making need to take account of the acoustic environment and in doing so consider:
 - whether or not a significant adverse effect is occurring or likely to occur;
 - whether or not an adverse effect is occurring or likely to occur; and
 - whether or not a good standard of amenity can be achieved
26. In line with the Explanatory Note of the Noise Policy Statement for England, this would include identifying whether the overall effect of the noise exposure (including the impact during the construction phase wherever applicable) is, or would be, above or below the significant observed adverse effect level and the lowest observed adverse effect level for the given situation. As noise is a complex technical issue, it may be appropriate to seek experienced specialist assistance when applying this policy.
27. Policy CS10 of the Reigate and Banstead Core Strategy states that development will be designed in order to minimise pollution including noise pollution.
28. Part 5 of Policy DES1 of the Reigate and Banstead Development Management Policies document considers the impact on amenity. The Policy states that new development should not adversely impact upon the amenity of occupants of existing nearby buildings.
29. The school site is located within the residential area, adjacent to existing residential properties. The closest residential dwellings are located to the east of the both the school site and the MUGA. These are no. 1 Blackborough Close which is immediately to the east of the MUGA with trees in between; and no. 93 Blackborough Close of which the very rear most of the garden is located to the east of the MUGA. There is limited vegetation along this boundary. No. 3 Blackborough Close is the north of the school site, with the corner of their land touching the north east corner of the school site with trees in between the residential property and the MUGA.

30. As the proposal is seeking to amend the condition wording for the hours of use of the MUGA the proposal would not alter the physical relationship with these properties in terms of an overbearing impact, harmful loss of light or outlook. The proposal does not include the installation or use of external lighting to light the MUGA in the hours of darkness.
31. However, the proposal will result in the increase in the hours of use of the MUGA. Whilst there are no specific, fixed criteria for noise from sports areas, the noise impact assessment provided does refer the section of the SCC Guidelines for Noise and Vibration Assessment Control that specifically refers to MUGAs and provides recommended criteria. The Surrey Noise Guidelines recognises that Regulation 3 applications can generate noise through increases in traffic and the use of facilities such as MUGAs. Paragraph 5.14 of the Guidelines states that noise impacts from sports areas including MUGAs can vary depending on a number of factors including location to sensitive receptors, hours of use, days of use and frequency of use. An appropriate noise assessment should be carried out where extension of hours is sought. The Guidelines provide detail as to how such a noise assessment should be conducted. The application is supported by such a noise assessment which has been assessed by the County Noise Consultant.
32. The proposed amendments to the hours of use would result in a longer generation of activity and exposure to noise owing to the longer hours of use. However school pitches and MUGAs are generally considered to be compatible with residential use and schools are invariably located within residential areas close to residential dwellings. Officers also recognise that schools do increasingly wish for their facilities including MUGAs to be made available for use by the local community which as stated above under *proposed development* is encouraged.
33. The hours of use proposed, have been assessed below:
34. The existing condition of the parent permission RE15/01766/CON allows for the following hours of use:
- 08:00 – 18:00 weekdays
- 09:00 - 19:00 on 15 weekend days in the year (either Saturday or Sunday (not both) for events organised by the school or its Parent Teacher Association or for the benefit of families of current pupils or staff of the school.
35. It is understood these hours were suggested by the applicant at the time of that planning application and were not at the suggestion of the Planning Authority or as considered the maximum by the Planning Authority. The reason for imposing the condition reflects this and is stated as '*To maintain planning control over the use of the development in the interests of the residential amenities of the area pursuant to Policy Cf2 of the Reigate and Banstead Local Plan 2005.*' At the time of that application, the location of the MUGA was an existing grassed play area and there was no intention to change the existing pattern of use. No lighting was proposed that could lead to intensification. Officers at the time did not consider the proposed levels of use to be excessive.
- ~~36.~~ As stated in paragraph 7 above the applicant first sought permission for longer hours : This was considered by Planning Officers to result in an unacceptable increase in hours of use which could potentially be harmful to the adjoining neighbours, as during summer months in particular (as the site has no floodlights) the use could extend into the late evening.

37. Following these comments, ~~the County Council~~ the case officer has worked positively and proactively with the applicant and the applicant has now agreed to amend those hours to the following:
- 08:00 – 19:30 weekdays
- 09:00 – 19:00 Saturdays
- 14:00 – 18:00 on 12 Sundays per academic year
38. These proposed hours would continue to only allow the use until 19:30 in the evening on any day albeit it is acknowledged that during the winter months the natural cut off time will be significantly earlier than this and will vary according to the hours of darkness. It is considered appropriate to reflect that in any condition attached to this permission such that the need for the use of artificial light would then be avoided. It is considered that this increase in the hours at 'sociable' times will not give rise to any adverse impact (in accordance with government guidance in paragraph 27 above) and therefore, would not result in an unacceptable increase in noise or intensity of the use of the site and would not lead to long term harm to the residential amenity of the adjoining neighbours
39. Notably the County Council has received no complaints over the previous 4 years regarding noise disturbance from the use of the MUGA at weekends and therefore officers consider the above comments apply to weekends similarly to weekdays subject to the evening curfew recommended being adhered to. The applicant has also confirmed that no complaints have been received by the school regarding this matter.
40. The County Noise Consultant reviewed the originally proposed hours and the noise assessment and raised concerns that during the proposed extended hours (as originally submitted to 21.00), that noise levels could be elevated with no noise mitigation. The County Noise Consultant requested confirmation as to whether there had been any noise issues or complaints due to the current use of the MUGA as if there are existing noise issues the extended hours are likely to exacerbate existing problems. Officers have investigated this point and note that no noise complaints have been received with regards to the current use of the MUGA. Indeed as shown in the representations above, neighbours acknowledge a degree of noise from the site but that this is currently acceptable and reasonable.
41. The County Noise Consultant has suggested that in the event that there are non-acoustic reasons for granting the permission and no complaints had been received it would be reasonable to grant permission for a temporary period of 12 months to allow for a trial period in order to assess the effect of the extended hours on the area. Given that the MUGA has already been used at weekends without complaint, and given the time limit condition being recommended, officers do not consider that a trial period is reasonable or necessary in this case.
42. In the absence of any complaints and owing to the relatively minor increase in the hours of use of the proposal, Officers consider the proposed amendment to the hours of use of the proposal would not result in an unacceptable noise increase which would be detrimental to the residential amenity of the surrounding residential properties in accordance with Policy CS10 of the Reigate Banstead Core Strategy and Part 5 of Policy DES1 of the Reigate Banstead Development Management Policies.

43. *Highways Impact and Parking*

Reigate and Banstead Development Management Plan 2019
Policy TAP1 – Access, parking and servicing

44. Policy TAP1 of the Reigate Banstead Development Management Plan states that all types of development, across the borough, will be required to:

a. Provide safe and convenient access for all road users, taking account of cumulative impacts, in a way which would not:

i. Unnecessarily impede the free flow of traffic on the public highway, or compromise pedestrians or any other transport mode, including public transport and cycling.

ii. Materially exacerbate traffic congestion on the existing highway network.

45. The proposal itself does not result in any changes to the number of pupils attending this school. Given the proposed weekday hours (as amended) Officers do not consider that this would result in a substantial change to the pattern of use and do not consider that this would materially effect traffic generation at the school. Officers do note that the proposal seeks to increase usage over the weekend above the existing situation.
46. The Council's Transport Development Planning Team have reviewed the application. They note that owing to the size of the MUGA it is unlikely that given the probable numbers of participants that can practically use the MUGA at any given time, the likely volume of vehicular traffic to and from the site will have a significant impact on the flow of traffic on the network.
47. The proposal will give rise to an increase in parking demand but this increase will be outside of the normal school hours when existing on-site parking will be available. In addition the use of the existing parking in this way to provide for weekend use was permitted as part of the original proposal and this application is merely seeking an extension to the number of days in this regard. Finally the school has used the MUGA (and parking) outside of school hours for the last four years without complaint or highway safety issues.
48. As the proposal is served by a large car park situated at the front of the schools site which has 41 spaces and there is some unrestricted parking available on adjoining roads, it is not considered that the proposal would result in an unmanageable parking demand and would not result in material harm. The car park would be available outside of school hours and at weekends. Officers note that representations have referred to increased parking at the site however this proposal would not seek to increase usage around normal school pick up/ drop off times.
49. A condition is also recommended to ensure records are kept for the use of the MUGA so these can be used to monitor the use particularly in relation to the Sunday use.
50. The proposal is therefore considered to be acceptable on highways grounds and to accord with Policy TAP1 of the Reigate Banstead Development Management Plan.

Human Rights Implications

51. The Human Rights Act Guidance for Interpretation, found at the end of this report, is expressly incorporated into this report and must be read in conjunction with the following paragraph.
52. In this case, the Officer's view is that while the potential for impacts on amenity caused by noise or traffic are acknowledged, the scale of such impacts is not considered sufficient to engage Article 8 or Article 1 of Protocol 1. Their impact can be mitigated by conditions. As such, this proposal is not considered to interfere with any Convention right

Conclusion

53. The proposal seeks to extend the hours of use of the school MUGA for use by the local community alongside that of the school pupils, parents and parent teacher association as existing. The proposal extends parking demand on the school site but outside of normal school hours enabling the use of existing on-site parking. Officers are satisfied that this

increase in parking demand can be accommodated by the existing school car park on the site and on the adjoining roads if it was necessary.

54. Owing to the moderate increase of hours of use of the MUGA, within sociable hours, Officers have considered the impact on the residential amenity of adjoining neighbours with regards to noise and given the lack of existing complaints regarding the MUGA use and the moderate increase in the hours of use, Officers are satisfied that the proposal would not result in material harm to the residential amenity of the adjoining neighbours.

Recommendation

That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, application no. RE22/00775/CON be PERMITTED subject to the following conditions:

Conditions:

1. The development hereby approved shall be carried out in all respects strictly in accordance with the following plans/drawings of application RE15/01766/CON:
B1727899/P/050.001, rev. 0 Site Location plan dated 23.06.15,
B1727899/P/050.002, rev. 0 Existing Site Layout dated 23.06.15,
B1727899/P/050.003, rev. 0 Proposed Site Layout dated 23.06.15,
B1727899/P/050.004, rev.0 New MUGA Indicative Plan and Sections as Existing, dated 23.06.15,
B1727899/P/050.005, rev.0 New MUGA Indicative Plan and Sections as Proposed, dated 23.06.15,
B1727899/P/050.006, rev.0 Construction Traffic Management Plan - Site Layout, dated 23.06.15,
TPP 01- MUGA Tree Removals and Tree Protection Plan, dated 23.07.15.
SCC/RPCS/006 Fencing Plan, dated September 2015.
2. The artificial turf pitch hereby permitted shall only be used between the following hours: 08.00 and 19.30 hours (subject in winter months to cessation of the use upon darkness) on weekdays,
09:00 – 19:00 hours Saturdays; subject in winter months cessation of the use upon darkness and
14:00 – 18:00 hours for 12 Sundays subject in winter months cessation of the use upon darkness in any calendar year for events organised by the school or its Parent Teacher Association or for the benefit of families of current pupils or staff of the school; and for community use. The school shall maintain a record of any weekend use which shall be made available to the County Planning Authority on request.
3. No later than twelve months from the date of this permission, a scheme of replacement planting in the woodland area shall be submitted for the written approval of the County Planning Authority. The approved scheme shall be implemented in full no later than in the first planting season after that approval.

The scheme shall comprise planting plans; written specifications for operations associated with tree or shrub planting, schedules of trees shrubs and plants noting species, sizes positions and proposed numbers / densities and an implementation programme.

Any replacement planting carried out pursuant to Condition 4 above shall be maintained for a period of five years beginning with the date on which the details are approved.

Such maintenance shall include the replacement of any tree or shrub which is removed, uprooted or destroyed or dies or becomes in the opinion of the County Planning Authority

4. The surface water drainage scheme for the site, shall be maintained in accordance with the approved details of RE15/02471/CON and managed in accordance with this permission.
5. Prior to the adoption of the extended hours a Travel Statement shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework 2021, and Surrey County Council's "Travel Plans Good Practice Guide", explaining to users of the MUGA how they can access the site via none car modes of transport such as use of any local train and bus services, walking and cycling from Reigate Town Centres.
6. No external lighting shall be installed around or in the vicinity of the MUGA, or on any adjacent buildings or fences without the prior written consent of the County Planning Authority in an application on that behalf.

Reasons:

1. To comply with Section 91 (1)(a) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
2. To maintain planning control over the use of the development in the interests of the residential amenities of the area pursuant to Policy DES1 of the Reigate and Banstead Development Management Plan Document.
3. In the interests of the amenities of the site and area pursuant to Policy DES1 of the Reigate and Banstead Development Management Plan Document.
4. To prevent any increased risk of flooding on and off the site, pursuant to policy CS8 of the Reigate and Banstead Core Strategy 2014.
5. The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).
6. To maintain planning control over the use of the development in the interests of the residential amenities of the area pursuant to Policy DES1 of the Reigate and Banstead Development Management Plan Document.