
Site Address: Front Lawn Recreation Ground, Somborne Drive, Havant
Proposal: Extension and alterations to pavilion at Front Lawn Recreational Ground, construction of new full size Artificial Turf Pitch, extension and improvements to existing parking area, refurbishment and alterations to existing hard surfaced area to create M.U.G.A (multi use games area) and installation of floodlights.
Application No: APP/15/01162 Expiry Date: 13/01/2016
Applicant: Havant Borough Council Team: Team 2
Agent: Mr Wildman Case Officer: Heather Lealan
 PDP Architecture LLP
Ward: Battins

Reason for Committee Consideration: HBC is applicant

EHPE Recommendation: **GRANT PERMISSION**

1 Site Description

- 1 The application site consists of a grassed recreation ground, hard surfaced area to the west with a single storey clubhouse pavilion located adjacent to the southern boundary. Outside of the application site itself, but within the wider Recreation Ground are a bowling green and play area, both located to the western edge of the site. There are a variety of treatments that form the site boundaries, most prevalent are the close boarded fences that mark the rear boundaries of the dwellings that surround the site along with mature vegetation and trees.
- 1.2 To the south of the site is an access road to the recreation ground and pavilion with the rear gardens of two storey dwellings in Owslebury Grove on the other side of this road. The dwellings are located between approximately 9 to 25m from the shared boundary. To the western boundary of the site are two storey dwellings in Somborne Drive and the three storey flats that form Ringwood House. The closest dwellings to the western boundary of the site are 9m from the shared boundary. To the eastern boundary are predominantly two storey dwellings in Billy Lawn Avenue and to the north of the site lies Front Lawn Primary School and further residential development in High Lawn Way.

2 Planning History

- 2.1 APP/13/00254
Replace the changing rooms along the western boundary – Permitted.

3 Proposal

- 3.1 Extension and alterations to pavilion at Front Lawn Recreational Ground, construction of new full size Artificial Turf Pitch, extension and improvements to existing parking area, refurbishment and alterations to existing hard surfaced area to create M.U.G.A (multi use games area) and installation of floodlights. The floodlights surrounding the Artificial Turf Pitch are proposed to be 15m in height and those surrounding the M.U.G.A are proposed to be 8m in height.
- 3.2 The pavilion is proposed to be extended by 374 m² on its eastern side. The resulting building will be a multi-use space comprising of a public area available for anyone who wishes to rent, a semi-public area to accommodate small sports clubs and sport classes

etc, and a private area providing secure accommodation for offices and learning space.

- 3.3 Following comments raised by the Environmental Health team with regard to the initial submission documents, additional information was submitted by the Senior Leisure Officer in the form of an email submitted on the 5 November 2015. The email describes the objectives of the project, the future management and maintenance of the site, hours of use of the floodlights and description of the proposed fencing and car parking provision.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS1 (Health and Wellbeing)
CS16 (High Quality Design)
CS6 (Regeneration of the Borough)
CS7 (Community Sport and Inclusion)

DM1 (Recreation and Open Space)
DM10 (Pollution)
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Borough Design Guide Supplementary Planning Document 2011

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Property Services Manager

The Estate Team have been fully appraised of the proposals and have no observations.

Environmental Health Manager

Following discussion with the Senior Leisure Officer and consideration of the extra information submitted. I am satisfied that the impact of the proposal will be minimal on the occupiers of the neighbouring properties. No adverse comments so long as the site is operated within the parameters set out within the information submitted by the Senior Leisure Officer.

Development Engineer

The Highway Authority has no adverse comment on this application. However I would suggest that the new parking area could be misused by the public and this could be an opportunity for the HBC/EHDC parking team to offer their commercial resources.

Building Control

No comments

Public Spaces Development Manager

No comments

Hampshire Highways

No comments

Sport England

Sport England raises **no objection** to this application which is considered to meet exception E5 of Sport England's adopted Playing Fields Policy, subject to conditions to ensure the sports facilities are constructed to a standard which is fit for purpose and a future management and maintenance scheme for the 3G pitch is secured.

Comment – The Senior Leisure Officer has confirmed within the additional submitted information that a suitable Management Company will be appointed in due course. Sport England's suggested conditions are included in the recommendation.

Southern Water

No surface water/ground water/ land drainage from the proposed pitch will be accepted into the public system.

Waste Services Manager

No objection

6 **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 144

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 5 (4 letters of objection and 1 letter of support)

Summary (*with officer comments where appropriate in italics*):

- (a) Agree with the proposed application as it will greatly encourage more open sports facilities in the area.
- (b) Detrimental impact to the adjacent residents from noise/disturbance due to an increased intensity of use and increased hours of use into evening/night
- (c) Detrimental impact of light spill from floodlights into adjacent residential properties
- (d) Impact of floodlights on nocturnal creatures. *The floodlights are proposed to be conditioned to be turned off at 21.30hrs each evening.*
- (e) Flood lights will allow park use to be continued later into the evening
- (f) Car park enhancements and High wire security fencing will be unsightly
- (g) Additional car parking spaces will encourage shoppers from Park Parade/Greywell to park there for free. *This is a matter for the Estates and Traffic Management Teams*
- (h) The facility should be moved to Dunsbury Hill development. *This is not a material consideration for this application that seeks to enhance an existing facility within an existing residential area.*
- (i) The proposal would limit the use of this important open space for many varied users for a select few.
- (j) Object to public land being privatised – *This is not a material planning consideration for this application.*
- (k) Impact on existing highway network
- (l) Duplication of services for community centre and conference areas.
- (m) Havant football is proposed to move from Bartons Road with housing proposed, is this the future of the recreation ground? And Havant College all weather pitch could be

- shared. *This is not within the scope of the considerations for this application.*
- (n) The pitches should be developed to the eastern side of the field adjacent to the school and away from housing. *The application falls to be determined as submitted.*

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan and all other material considerations it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Effect on the character of the area
- (iii) Effect on neighbours
- (iv) Parking and Highway impact

(i) Principle of development

7.2 The application site is located within the defined urban area, where new development is considered acceptable in principle subject to development management criteria. The objective of the scheme is to improve sport and community facilities and this is in accordance with adopted Core Strategy policies CS1 and DM1. Sport England have provided a comprehensive consultation response to this application which includes assessments from a number of National Governing Bodies for Sport, all of whom support this proposal to improve the facilities provided within this site. The Football Association, (FA), have worked closely with Havant Borough Council on this project and it is a priority for Hampshire FA and the FA as the proposal would provide enhance training and ancillary provision to the benefit of local clubs. Other National Bodies supporting the scheme are the Lawn Tennis Association, Rugby Football Union, England Hockey and England and Wales Cricket Board.

(ii) Effect on the character of the area

7.3 The design of the pavilion extension is similar to that of the existing building. However, it is considered that the provision of the proposed rotunda would significantly enhance what is currently a somewhat bland but functional building. It is unlikely that the proposal would appear out of keeping or result in an adverse impact to the character of the surrounding recreation park. Improving the quality of the building should contribute to the improvement of the public realm by creating a building that is modern and fit for purpose and is inclusive; providing additional facilities for many different types of users with various needs. As such, it is considered that the scheme will accord with the requirement of Core Strategy policies CS16 and DM1.

7.4 The improvements to the Recreation Park and M.U.G.A are consistent with the site's current use and will serve to enhance the facilities to the benefit of the local community. The impact of the provision of additional urban features in the form of the chain link fencing, lighting and additional hardstanding, (associated with the car parking), all of which will serve to enhance the opportunities for usage of the site, needs to be balanced against the loss of open and natural green space arising from the enhancement of the sports facilities. It is considered that the balance is weighted in favour of the enhancement of this facility, that seeks to engage with the community and deliver social inclusion, skills, education and training and that, whilst there will be a loss of open space that dog walkers and other groups may currently cross to provide the artificial turf pitch, there will still remain a large area of open green space for such activities to the eastern section of the site.

(iii) Effect on neighbours

7.5 The various aspects of the proposals are considered in this regard in the following

paragraphs. Firstly, the application seeks to extend and undertake alterations to the existing changing rooms. The closest dwellings to the pavilion are the dwellings that are sited adjacent to the southern boundary of the site. The closest of these dwellings presents a side gable end to the pavilion building and there is approximately 9m separation distance between the two buildings. At this distance it is considered that the addition of the proposed rotunda that maintains the existing ridge height, whilst visible to the occupiers of this adjacent dwelling, will not be overbearing or visually intrusive to these neighbours to such a detrimental extent to warrant a recommendation of refusal for this scheme.

- 7.6 The changes proposed to the parking area provide an additional 57 standard spaces and an additional 10 disabled parking bays, however the extension to the parking area is to the northern side and as such the new hardstanding, (except for the widening of the existing access), will not be any closer to the rear boundaries of the adjacent residential properties than the existing hardstanding.
- 7.7 The existing hard surfaced area to the western boundary of the site is proposed to be refurbished and 4 floodlight columns installed at a height of 8 metres to form a M.U.G.A., (multi use games area). The existing hard surfaced area already provides tennis courts and these are proposed to be refurbished with the possible later addition of a cricket cage. The artificial turf pitch that is located to the west of the M.U.G.A is proposed to be lit by 6 No. 15m high floodlighting columns and a 4.5m high perimeter ball-stop fence finished in a dark green polyester coating. Whilst it is considered that these changes will impact the outlook from the adjacent residential dwellings, in terms of the physical presence of the tall lighting columns and the perimeter fencing, it is considered that the proposals are acceptable in the context of the surrounding development. This is a recreation ground located within an urban area, with two and three storey development adjacent to the site. The lighting columns and fencing will disrupt the open green space but this must be considered against the enhancements to the facilities that will be provided along with the good degree of open green space that will remain to the east of the site.
- 7.8 In terms of general noise and disturbance, the applicants (the Council's Community Team) have advised that by providing floodlighting anti-social behaviour will be discouraged due to improved natural surveillance and increased frequency of use of the ground. The impact of the floodlighting scheme on the adjacent residential properties has been considered and the scheme has been designed to keep the amount of light spill to the neighbouring properties to a minimum. The closest residential dwelling to the floodlight scheme is located within Ringwood House and the submitted information shows that the spill intensity rating at this dwelling will be 1267 l.max.cd with the threshold for this urban environmental zone being 7500 l.max.cd. Environmental Health have assessed the information submitted within the application's Design and Access Statement and are satisfied that the proposals are acceptable in terms of neighbouring amenity. Therefore, it is considered that the scheme meets the requirements of Core Strategy policies DM10 and CS16 (c & e) and that the impact of the proposals on the amenities of the occupiers of the surrounding residential properties is acceptable.

(iv) Parking and Highway impact

- 7.9 Having regard to the consultation response of the Development Engineer, the level of parking provision proposed is considered to be acceptable for the proposed enhanced facilities at the site. The future management of the parking spaces is the responsibility of the Estates and Traffic Management Teams of the Council. It is not considered that the proposals will have an unacceptable impact on the surrounding highway network. Therefore, it is considered that the application accords with policies DM14 and CS16 of the adopted Core Strategy.

8 Conclusion

- 8.1 The design and scale of the proposed extension to the existing pavilion is unlikely to lead an adverse impact to neighbouring dwellings or to the character of the surrounding area. The construction of the Artificial Turf Pitch, improvements to the parking area and refurbishments and alterations to the existing hard surfaced area to create a M.U.G.A are supported by Sport England and other National Bodies for Sport and support the Council's policies in respect of health and wellbeing and improvements to existing open spaces. The impact of an increased use of the recreation ground and the addition of floodlighting has been balanced against the amenities of the local residents and the wider benefit to the local community. It is concluded that any impact to the amenities of the local residents would not be sufficiently detrimental to warrant the refusal of an application that has a significant community benefit and accords with the provisions of adopted local plan policies, DM1, CS16 and DM10. It is therefore recommended that the application be granted planning consent subject to the conditions listed below.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01162 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The floodlights hereby permitted shall not remain illuminated after hours 21:30 hours on any day.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The two MUGAs and cage cricket hereby permitted shall not be constructed other than substantially in accordance with Sport England Design Guide, Artificial Surfaces for Outdoor Sports 2013. Particular attention is drawn to the need for appropriate fencing and surfacing.
Reason: To ensure the development is fit for purpose and sustainable and having due regard to policy DM1 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Before the 3G Artificial Grass Pitch is brought into use, 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 (after consultation with Sport England). The Scheme shall include measures to ensure the replacement of the Artificial Grass Pitch within a specified period. 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 the 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 and having due regard to policy DM1 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The 3G Artificial Grass Pitch hereby permitted shall not be constructed other than substantially in accordance with The Football Association Guide to 3G football turf pitch design principles and layouts 2013 Edition 1, or any superseding design guidance.
Reason: To ensure the development is fit for purpose and sustainable and having due regard to policy DM1 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement with appendices 1 and 2 received 15 October 2015

Additional Supporting information submitted by Senior Leisure Officer received 5 November 2015

Site Location Plan drwg.no 27973PD-00 received 15 October 2015

Existing Site Plan drwg.no 27973PD-100 received 15 October 2015

Proposed Floor Plan drwg.no 27973PD-102 received 15 October 2015

Proposed Site Plan drwg.no 27973PD-101 rev A received 15 October 2015

Elevations - Sheet One drwg.no 27973PD-103 received 15 October 2015

Elevations - Sheet Two drwg.no 27973PD-104 received 15 October 2015

Existing Floor Plan and Elevations drwg.no 27973PD-105 received 15 October 2015

Existing and Proposed Sections drwg.no 27973PD-106 received 15 October 2015

Topographical Survey drwg.no 27973PD-110 received 15 October 2015

Artificial Turf Pitch Details drwg.no SSL1982-01 received 15 October 2015

Artificial Turf Pitch Site Plan drwg.no SSL1982-02 received 15 October 2015

Artificial Turf Pitch Isometric View drwg.no SSL1982-03 received 15 October 2015

Artificial Turf Pitch Flood Lighting Scheme drwg.no SSL1982-05 received 15 October 2015

Artificial Turf Pitch Elevation drwg.no SSL1982-06 received 15 October 2015

Reason: - To ensure provision of a satisfactory development.

Appendices:

- A. Site Location Plan
- B. Existing Layout Plan
- C. Proposed Layout Plan
- D. Existing Pavilion Floorplan and Elevations
- E. Proposed Pavilion Floorplan and Elevations
- F. Proposed Floodlighting Scheme

Additional Documents

<http://tinyurl.com/hmnavgh7>