

# Supplementary Information

HAVANT BOROUGH COUNCIL  
PLANNING COMMITTEE  
THURSDAY, 11TH AUGUST, 2022

Please note that the attached supplementary information was unavailable when the agenda was printed.

## **Agenda No    Item**

- |             |  |              |
|-------------|--|--------------|
| <b>5(a)</b> | <b>APP/22/00427 - The Pavilion and Recreation Ground, Horndean Road, Emsworth</b>  | <b>1 - 6</b> |
|             | Proposal:      Redevelopment of existing sports pavilion to create two changing rooms, changing facilities for match officials, plus clubhouse room, kitchen and WC facilities, including new extension to the entrances of the changing rooms and new windows and doors with integrated security shutters. Also extending podium deck area to the south elevation with ramped access. |              |

[Additional Information](#)

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## APP/22/00427 - The Pavilion and Recreation Ground, Horndean Road, Emsworth

### Updates

#### 5. Statutory and Non Statutory Consultations

Crime prevention :

Thank you for your letter of the 20th July 2022 and the opportunity to comment upon the application. Having considered the application I have the following comments to make with reference to the prevention of crime and disorder (Anti-Social Behaviour (ASB)). The National Planning Policy Framework makes clear the Government's continuing commitment to "create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience". National Planning Practice Guidance advises, that planning has a role in preventing crime and malicious threats. It reminds Local Authorities of their obligations under Section 17 of the Crime and Disorder Act 1998 (as amended), specifically "to exercise their functions with due regard to their likely effect on crime and disorder, and to do all they reasonably can to prevent crime and disorder." The guidance advises: "Planning provides an important opportunity to consider the security of the built environment, those that live and work in it and the services it provides." It continues, "Good design that considers security as an intrinsic part of a masterplan or individual development can help achieve places that are safe as well as attractive, which function well and which do not need subsequent work to achieve Page 2 of 2 or improve resilience." "Good design means a wide range of crimes from theft to terrorism are less likely to happen by making committing those crimes more difficult." Emsworth Recreation Ground is open at all times to pedestrians. Adjacent to the pavilion is the park keeper's lodge, however, I have been unable to determine whether the dwelling is occupied. The building is isolated within Emsworth Recreation Ground, this increases the opportunities for crime and disorder.

The current building has been retro-fitted with security fittings, including: additional locking points on the external doors and internal bar sets at the windows. The proposed pavilion will have six external doors (including the bi-fold doors), each provides an opportunity to enter the building. Only the bi-fold doors are to be fitted with a roller shutter door to provide additional protection. To reduce the opportunities for crime and disorder the following measures should be incorporated into the design of the building:

1. All external doorsets should be third party certificated to LPS 1175: Issue 8, B3.
2. The building should be fitted with a monitored intruder alarm, with appropriate sensors to detect an attack at the earliest opportunity.
3. Any changes to the exterior of the building should not facilitate gaining access to the roof. A small passage way exists between the western elevation of the building and the park keeper's lodge, this is a place within which a person might lie-in-wait unseen. To reduce the opportunities for crime and disorder, a robust visually permeable barrier (Perhaps vertical railings) should be fitted at each end of the passage way. One of the barriers should be a gate to facilitate access to the passageway. The barriers should be constructed in such a fashion that locks, handles, bolts etc. do not facilitate climbing the barrier. The barrier should be at least 1.8m high. If I can be of any further assistance please do not hesitate to contact me.

Case Officer comment :

The applicant has been made aware of the comments made by the Crime Prevention Officer . They have now labelled the plans to show the shutters on the doors will meet standards LPS 1175: Issue 8, B3. They have also confirmed that there is an intruder alarm in situ and that as a result of these proposals no persons will have access to the roof. Whilst the fencing proposed down the side of the pavilion is noted it that the side access door which is currently set in would be removed, reducing hiding spaces and if this were to be an issue in the future this could be implemented. It is considered necessary to implement this currently as the proposal currently improves the existing situation.

#### **Updates to the Officers Report:**

#### **7. Planning Considerations**

Paragraph 7.1 has been amended to read:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Trees
- (v) Flood risk
- (vi) Land ownership
- (vii) Crime prevention

Paragraph 7.12 has been created to read :

#### Crime Prevention

7.12 The Crime Prevention officer has been consulted in relation to this application and has requested the following :

1. All external doorsets should be third party certificated to LPS 1175: Issue 8, B3.
2. The building should be fitted with a monitored intruder alarm, with appropriate sensors to detect an attack at the earliest opportunity.
3. Any changes to the exterior of the building should not facilitate gaining access to the roof. A small passage way exists between the western elevation of the building and the park keeper's lodge, this is a place within which a person might lie-in-wait unseen. To reduce the opportunities for crime and disorder, a robust visually permeable barrier (Perhaps vertical railings) should be fitted at each end of the passage way. One of the barriers should be a gate to facilitate access to the passageway. The barriers should be constructed in such a fashion that locks, handles, bolts etc. do not facilitate climbing the barrier. The barrier should be at least 1.8m high.

The applicant has amended the doors to show these meet the required standards , they have confirmed an intruder alarm is fitted and hat the proposal would not allow increased access to the roof. The fencing down the side is not deemed necessary at this point , noting the set in doorway would be removed from the plans , helping to alleviate any potential hiding spaces. The proposal does not result in increased hiding space from existing.

**9. Recommendation:**

The development hereby permitted shall be carried out in accordance with the following approved plans:

21117-PD120 Tree protection plan

PD100 Site location plan

PD111 Proposed roof plan

PD210 Proposed elevations

PD108 Proposed site block plan

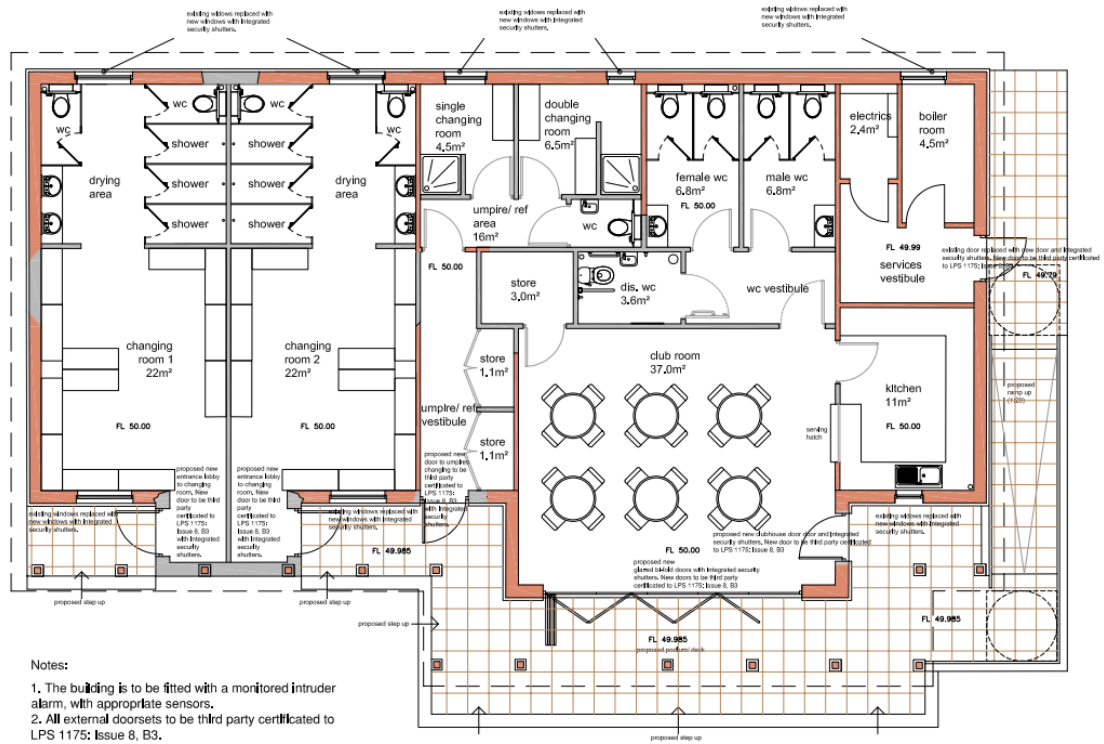
PD109 Proposed site plan

28117 – PD110 B - Ground floor plan uploaded on the 08.08.2022

Design and access statement uploaded on the 18.05.2022

**Reason:** - To ensure provision of a satisfactory development.

28117 – PD110 B - Ground floor plan uploaded on the 08.08.2022



**Notes:**

1. The building is to be fitted with a monitored intruder alarm, with appropriate sensors.
2. All external doorsets to be third party certified to LPS 1175: Issue 8, B3.

## Deputation Submitted by Ms Borlase-Bune, Community Sport & Leisure officer

### **APP/22/00427 - The Pavilion and Recreation Ground, Horndean Road, Emsworth**

Havant Borough Council (HBC) own the pavilion located at Emsworth Recreation Ground. Emsworth Cricket club (ECC) are currently discussing a new lease agreement to enter into a 12-month of the year, full repair and maintaining lease for a period of up to 25 years. The plans submitted for planning comprise of the redevelopment of the existing sports pavilion, creating two fit for purpose changing rooms and changing facilities for match officials, in line with current safeguarding legislation. In addition, a new fit for purpose clubhouse room, kitchen and WC facilities. This also includes a new extension to the entrances of the changing rooms and new windows and doors with integrated security shutters, all of which are in line with ECB (England & Wales Cricket Board) and FF (Football Foundation) guidance and legislation. The success of this project will not only provide a new space for the club to grow their current community offer in reference to cricket engagement across all ages but also addressing local health inequalities and physical activity outcomes. It will also provide much needed community space for local communities' groups to meet and provide further services to Emsworth.

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