

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Regulatory Committee
Date:	24 November 2010
Title:	To construct two synthetic turf pitches (101.5 x 63 metres) with fourteen 15 metre high floodlighting columns, three metre and 4.5 metre high green weldmesh ball stop fencing, spectator viewing area at Warblington School, Southleigh Road, Havant, Hampshire PO9 2RR (Application No: 10/53510/006)
Reference:	2197
Report From:	Head of Planning and Development

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1. Executive Summary

- 1.1. The proposal is to construct two synthetic turf pitches (101.5 x 63 metres) with fourteen 15 metre high floodlighting columns, three metre and 4.5 metre high green weldmesh ball stop fencing, 1.2 metre high spectator viewing areas, and associated drainage.
- 1.2. The application was considered at the Regulatory Committee meeting on 29 September 2010. It was deferred for further information on the following points:
 - (i) if the proposal was a departure from the Havant Borough District-Wide Local Plan (adopted September 2005);
 - (ii) income generated from the proposal;
 - (iii) who is in control of the use;
 - (iv) the design of the acoustic fence;
 - (v) the use of a public announcement system (PA); and
 - (vi) limited use of the pitches in summer months.
- 1.3. The application was reconsidered against the Havant Borough District-Wide Local Plan (adopted September 2005) and legal advice taken. It is felt that although the Borough themselves are not objecting to the

proposals, they are contrary to policies of the Local Plan. It is noted that although the proposals would not materially harm the character of the area or the amenity of the residents to a significant degree, the Plan does not allow for any adverse impacts to be associated with development under policies D1 (High Quality Design), 19 (ii) and R15 (Protection of Playing Fields and Court). It is acknowledged that some local adverse impact will occur.

- 1.4. Accordingly the planning application has been further publicised by another press notice, site notice and neighbour letters in the vicinity of the site in accordance with development plan departure procedures. All those people who had made representations previously were also notified. In response to the publicity there were queries about how the proposed facility would be managed and technical questions about 'departure' procedure.
- 1.5. On the other hand the proposal is in accordance with the Local Plan policies: L7 (New Landscape Works) and; PC4 I, ii (Light Pollution). The proposal would also be acceptable in terms of highway safety and convenience policies: T6 (Public transport, Cycling and Walking New-Development) and; T9 (Provision of Vehicle Parking and Turning Facilities).
- 1.6. Moreover, the playing field loss will be replaced by improved sporting facilities in accordance with Planning Policy Guidance 17 (2002). Furthermore the material considerations of the improved sports facilities for the school, community benefits and sporting opportunities the proposals will bring to the wider community along with the mitigation that can be afforded by planning conditions and the management plan for the facilities need to be considered.
- 1.7. Taking into account all the above points it is considered that on balance the proposal is acceptable, despite being interpreted as a departure, as the benefits outweigh the degree of disturbance to the local residents. Consequently the planning application is recommended for approval.

2. Site and proposal

- 2.1. The site, as shown on the attached plan, covers 2.61 hectares and is within the school playing field at Warblington Secondary School which is less than one mile from Havant Town Centre.
- 2.2. The site plan locates the pitches on the north side of the playing field. The nearest dwelling is approximately 45 metres away on the opposite side of the railway tracks to the north.
- 2.3. The school playing field is bordered on each side as follows:
 - (i) north – by the main railway line to Chichester with housing on the opposite side of the track;

- (ii) east – by the main school campus and residential housing along Southleigh Road;
 - (iii) south – by mixed size residential housing, backing onto the school campus; and
 - (iv) west – by what is currently school field, but which is a potential housing development site.
- 2.4. The proposal allows the remaining available field space to be used for grass football, rugby, and track athletics pitches.
- 2.5. The proposal is to develop a ‘Hockey Centre of Excellence’ at Warblington Secondary School, which would also be the home ground for Havant Hockey Club. This involves the construction of two synthetic turf pitches (both pitches are 101.5 x 63 metres) with fourteen 15 metre high floodlighting columns, three metre and 4.5 metre high green weldmesh ball stop fencing, 1.2 metre high spectator viewing areas and associated drainage.
- 2.6. The surface of the primary hockey pitch will include a “Class 1” compliant artificial turf carpet. This is a necessary element for any club to compete in the National League and is also required in training to develop youth players to a national and international standard.
- 2.7. Construction of the second pitch will be as a more general purpose pitch for multiple sports training and practice. It will be a 25 or 30 millimetre pile ‘sand dressed’ synthetic pitch which will be suitable for hockey and football. Tennis court markings will be included in the centre section of this pitch to cater for a limited amount of summer tennis coaching for the school.
- 2.8. During school working hours, both pitches will be managed and used solely for Warblington School and other local federated schools for curriculum teaching and school team practice. For evening and weekend use, the facility will be managed out of hours by a ‘centre committee’ who will control use. The main pitch will be used by Havant Hockey Club for training and matches. They had entered into a formal lease agreement with the school to gain security of tenure at the site, as a requirement of a funding stream. However, terms of the lease are not now subject to England Hockey restrictions as they are no longer providing any of the funding. The terms of the lease are being negotiated purely to meet Hampshire County Council requirements.
- 2.9. The second pitch will be used for a mixture of Havant Hockey Club training and junior matches plus some 5-a-side football hiring for raising revenues for on-going maintenance. However, it will not be suitable for adult 11-a-side match play, and hired use will be limited to restricted 5-a-side cross court football.

- 2.10. The primary pitch usage by the Hockey Club is expected to be:
- (i) for most Saturdays the usage of the facilities will be mainly players with limited spectators, except for supporting parents for junior events, ie up to 50 players plus 10 spectators for a typical match situation between 10:30 am and 18:00 pm;
 - (ii) for junior training sessions (weekday evenings and Sunday mornings) the number of participants could be higher, ie up to 60 juniors and 30 parents;
 - (iii) for National League games – 10 home games per season and typically Sunday afternoon, 30 players plus up to 100-200 spectators are expected;
 - (iv) any larger tournaments would be relatively infrequent – the largest the club organised was back in 1993 with eight competing teams and approximately 600 spectators.
- 2.11. In addition to after school use by the community, the availability of the pitches to the pupils has been questioned. It has been clarified that the school will have use of both pitches throughout the school day. This is benefit to the school in terms of the sports curriculum and overall health for pupils.
- 2.12. The Synthetic Turf Pitches (STPs) will be floodlit using eight 15 metre high floodlight masts for the primary pitch and six 15 metre masts for the second pitch. The floodlight lamps will be specifically selected to reduce light glare and overspill to an absolute minimum at the periphery of the playing field, whilst maintaining an average lighting level of 500 lux on the main pitch STP and 350 lux on the second pitch. Both of these lux levels will be able to be adjusted to provide reduced levels and part lighting variations when the pitches are only in partial use or in use for less 'light intensive' sports such as football.
- 2.13. The electrical supply for the floodlights will be connected from the main school switchboard and will be operated by switches within the main building. A timed over-ride will act to switch off the floodlights at the end of the evening if not manually shut down by staff. It is anticipated that the floodlights will only be able to be turned on between the following hours:
- (i) weekdays - 08.00 to 21.30;
 - (ii) Saturdays - 09.00 to 19.00; and
 - (iii) Sundays and bank holidays - 09.00 to 18.00.
- 2.14. Several new trees will be planted to either end of the pitches. These will be a mixture of 'heavy standard' street trees which the applicant considers will be ideal to reduce visual impact without risk of overhanging neighbouring

houses or causing soil movement. Evergreen oaks are included to improve winter screening.

- 2.15. Wide paved surfaces around the main pitch will be constructed from porous asphalt and will provide space for goal storage, access and spectator viewing.
- 2.16. The contractors' access route will involve some disturbance of existing grass and hedge planting to the front of the school. This will be re-instated to match existing on completion.
- 2.17. Drainage will be handled using a free-draining sub-base construction linking to a linear cellular soak-away adjacent to the south end of the second pitch.
- 2.18. Vehicle movements generated are all expected to be outside of peak flow times generated by the existing school traffic and the existing parking provision at the school would be used.
- 2.19. The proposal is not an EIA Development under the Environmental Impact Assessment Regulations 1999 and an environmental statement has not been submitted.

3. Development plan and other policy

- 3.1. Planning Policy Guidance 17 (PPG 17): 'Planning for open space, sport and recreation':
 - (i) 15 iii, iv (Playing Fields);
 - (ii) 17 i, ii, iii (Developments within Open Spaces) has relevance, but is duplicated by other national and local policy; and
 - (iii) 19 (Enhancing Existing Open Space and Sport and Recreational Facilities).
- 3.2. It has been suggested that paragraph 20 (Planning For New Open Space And Sports And Recreational Facilities) may be applicable, but this is for developments of new open space and so it not relevant.
- 3.3. Havant Borough District-Wide Local Plan (Adopted September 2005) shows the site as an existing school within the defined urban area of Havant. The following policies from the plan apply:
 - (i) D1 (High Quality Design);
 - (ii) L7 (New Landscape Works);
 - (iii) PC4 I, ii (Light Pollution);
 - (iv) T6 (Public Transport, Cycling and Walking New-Development);

- (v) T9 (Provision of Vehicle Parking and Turning Facilities); and
- (vi) R15 (Protection of Playing Fields and Courts).

4. Consultations

- 4.1. **Councillor Bolton** has been informed.
- 4.2. **Havant Borough Council** has raised no objection, as Havant Borough Council's objection of 1 April 2010 was superseded by a no objection comment as received on 17 September 2010. The comments contained in the first response have been addressed through amendments to the proposal and further information being made available.
- 4.3. **Environmental Health Officer** at Havant Borough Council has no objection subject to the operational hours of the floodlighting limited to 21.00 in the evenings on Monday to Friday.
- 4.4. **Environment Agency** has no objection subject to a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development.
- 4.5. **Sports England** has no objection subject to the correct use and maintenance of the proposed pitches.
- 4.6. **Highway Authority** has no objection subject to highway safety conditions and 'Keep Clear' markings as advised at the exit point of the site.
- 4.7. **Hampshire County Council Lighting Engineer** has no objection subject to lights being turned off by 21:30 Monday to Sunday and a condition to require that there is no direct, unshielded view of a light source (lamp) or its reflected image, from the windows of any residential property.
- 4.8. **Network Rail** has no objection subject to conditions.
- 4.9. The **Bellair Area Residents Association** has been consulted and no comments received.
- 4.10. **Warblington and Denvilles Residents' Association** has raised objection on a number of planning and other issues:
 - (i) the lack of road/access improvements;
 - (ii) the traffic and noise surveys;
 - (iii) the potential light spill effecting people's quality of life and the safety implications to the rail track;
 - (iv) potential water runoff and drainage issues

- (v) noise - foul language, whistles, car doors and general disturbance;
- (vi) the provision of a club house with a drinks license and toilets;
- (vii) the management of rubbish;
- (viii) controls on crowds/spectators;
- (ix) the availability of sports use for the area outside the application;
- (x) defined use of the pitches for the pupils;
- (xi) page 6 of the supporting information has errors;
- (xii) the proposal is contrary to Havant Borough District-Wide Local Plan (adopted September 2005) Policy R15;
- (xiii) lack of explanation of alternative sites; and
- (xiv) how the funding of the proposal is being organised and from where.

5. Representations

5.1. There have been 103 letters of objection received. These objections include the same issues as represented by the Warblington and Denvilles Residents' Association as above, but include the additional points of concern:

- (i) traffic congestion in Southleigh Road and back to motorway due to level crossing;
- (ii) parking in neighbouring roads;
- (iii) emergency vehicle access will be hindered;
- (iv) light designation of area not correct;
- (v) loss of open space views;
- (vi) inclusion of spectator seating;
- (vii) the views should not be blocked by additional planting;
- (viii) hours of use, evenings and weekends unlike current minimal school use;
- (ix) tree mitigation is pointless;
- (x) the type of additional planting proposed is not fit for purpose;

- (xi) the vegetation on the northern boundary is regularly removed by Network Rail and so will not provide screening;
 - (xii) use of public address (PA) system;
 - (xiii) creation of air pollution through exhaust fumes;
 - (xiv) use of water/power contrary to energy saving agenda;
 - (xv) wildlife impacts including kestrels and the small nature reserve at the west end of the field known as 'The Meadow' and used by Fairfield Infant School;
 - (xvi) security to prevent damage/vandalism to houses;
 - (xvii) alternative alignment of pitches;
 - (xviii) property values;
 - (xix) Warblington being classed as an area of deprivation;
 - (xx) lack of consultation and development forum;
 - (xxi) the cumulative impact of the STPs and floodlighting, together with a cycle path, new school development and housing; and
 - (xxii) security implications of proposed cycle path and application fencing together.
- 5.2. Following the committee meeting of 27 October 2010, a few queries about how the proposed facility would be managed and technical questions about the 'departure' procedure were received.
- 5.3. A drop in session was held at the school for the local community on 3 November 2010 to address the management issues of the proposal and ask for comments to feed in to a revised draft Management Plan.

6. Members' Site Visit

- 6.1. Eleven Members of the Committee, Councillors Allgood, Beagley, Broadhurst, Bryant, Carter, Cooper, Hockley, Pearce, Price and Simpson, with Councillor McIntosh in the Chair, undertook a site visit on 12 April 2010 to view the site at Warblington Secondary School and its surrounding area. Councillor Bolton also attended this visit as the local Member.
- 6.2. It was confirmed that a proposal had been received to develop a 'Hockey Centre of Excellence' at the school, which would include construction of two synthetic turf pitches, 14 floodlighting columns, ball stop fencing, spectator viewing areas and associated drainage. The pitches would be used by Havant Hockey Club outside school hours for training and would be their home pitch for league games and matches. The application site

was marked out using cones so Members of the Committee were able to clearly see the extent of the area involved.

- 6.3. It was confirmed that the school changing/shower facilities would be used by the users of the pitches and that these facilities would be open out of school hours. Car parking would remain the same at the front of the school, however the current hard surfaced tennis courts at the back of the school would be used as an overflow car park during busy periods and league matches.
- 6.4. Due to the nature of the development, neither an Environment Impact Assessment nor Transport Assessment was required for this proposal. It was confirmed however, that a highways report was being compiled by Hampshire County Council due to the nearby railway crossing, which could suffer from congestion as a result of cars waiting to enter the school car park. The floodlighting proposed for the site is also being investigated by Hampshire County Council to ensure that this will not have significant impact on local residents.
- 6.5. Members agreed that an effective management plan for the site was crucial to the application and that this should be included in the final report, along with further details on the floodlighting and traffic management. Members also requested details on what months of the year the pitches would be used and the numbers of people expected across the seasons.

7. Commentary

- 7.1. It is accepted that the proposed sport pitches will be close to nearby housing - the houses to the north and south are within 50 metres. However, the siting of the pitches are as near to the rest of the built school as possible and leaves approximately 50% of the playing field as open grass (with sport markings). There will be minor structural changes to the site, the most noticeable addition being the three metre high perimeter ball stop fence, incorporating five metre high catch nets behind the goals. There is no provision of a club house in the submitted plans. The scale is acceptable as it would be a continuation of the school buildings with a large area of open space to the west and sits next to a stretch of high fencing to prevent access to railway. Therefore, as there is little extra mass involved in the proposal and the layout keeps the structures contained to the built up area, it is considered that not materially harm the character of the area and so is in accordance with policies D1 (High Quality Design).
- 7.2. Concerns have been raised as to the adverse impacts on view from resident's homes. However, the proposal does incorporate landscaping to act as a buffer and attempt to soften the harder lines of the development, as suggested in L7 (New Landscape Works). To the north would be a 1.5 metre high topsoil mound planted with mixed evergreen shrubs, with a maximum growth height of three metres. Additional planting is also suggested to the south, running along the line of housing to supplement the

existing boundary walls. Whilst these measures may not completely obscure the proposal from those houses surrounding the site, it will help ameliorate the situation for those that do not wish to see an increase in fencing. The planting will not cover the length of the southern boundary, this is because the two houses are set further back from the boundary and benefit from existing screening. Furthermore, as already mentioned, there is a railway track and security fencing to the north of the site which would already impede any view over the playing fields. The protection of trees whilst this landscaping work is undertaken will be ensured by condition.

- 7.3. Any potential impacts concerning water and air pollution have been assessed. There is no objection raised by the Environment Agency, subject to a surface water drainage scheme for the site to be implemented and maintained. In addition, it is considered that there will be no harm to the area at the west end of the field known as 'The Meadow', as the application site is not adjacent to this area and the surface water will be managed as part of a drainage scheme. The potential of air pollution through exhaust fumes has been considered, but the vehicle movements linked to the proposal are already taking place in the locality. Also, the number of games that would have large number of spectators generating car journeys is minor. Therefore, this is not considered a significant issue.
- 7.4. There has been criticisms of the application process and supporting documents. However, all the information supplied has been checked and all queries have been answered together with additional and amended documents when they have been received by the applicant. An open evening was held by the school and there is a commitment to community engagement through the development of a Management Plan.
- 7.5. This Management Plan (as attached in Appendix E) has been submitted in draft form and aims to deal with issues that are of concern to local residents, such as security to prevent damage/vandalism to houses, general disturbance noise; the management of rubbish; what controls will there be for crowds/spectators. The plan shall also include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. Therefore the concerns over foul language, whistling and car doors banging which have been raised as potential sources of annoyance should be dealt with by the school in partnership with the users of the facility.
- 7.6. Following the committee meeting on 29 September 2010, a revised draft plan was produced and an open evening held to generate further comment to inform and develop the Management Plan. It is expected that there may be some minor revisions still to make to the Management Plan. A condition is suggested to allow more time for this to happen, but to prevent the use of the STPs until the Plan is agreed.
- 7.7. This draft Management Plan includes a Communications and Complaints Procedure. It states that communications and complaints may be made by telephoning the school between the hours of 08:00 and 16:30 or for people

to call in to the Main Reception. Telephone messages and emails may be left outside these hours. In the event that a complainant fails to receive a satisfactory response to a complaint, they may arrange a meeting with a member of the School's Leadership Team

- 7.8. The practicalities of changing rooms and toilets are also presented in the Management Plan. The intention is to make use of the existing facilities on site. Child protection and safety issues have also been covered in the Management Plan.
- 7.9. The potential impacts of the overall noise of adult hockey games taking place on the site have been assessed. An extended noise survey has been carried out to determine prevailing ambient noise levels at the nearest affected properties. Concerns were raised by residents as the noise survey having been carried out during half term. However, the implications of this is that the background noise levels are probably lower than the normal levels for a school term. This gives a 'worst case scenario' which ensures that mitigation measures are based on the maximum requirement rather than the minimum. This is to the advantage of the neighbouring properties. As there is no directly applicable British Standard for the assessment of noise from sports facilities, a combination of tests have been undertaken.
- 7.10. The locations chosen for the survey equipment was also queried. It has been confirmed that locating the acoustic measurement equipment away from the railway line ensures that the results are not excessively affected by the railway line noise. As above, this gives a 'worst case scenario' which ensures that mitigation measures are based on the maximum requirement rather than the minimum. This is also to the advantage of the neighbouring properties.
- 7.11. The use of a Public Announcement (PA) system was not included, as this is not a major part of the proposal. However, it is understood that there would be a proportion of large matches that would involve the use of a PA system (approximately 20 two hour sessions per year). The applicant states that the PA will be carefully designed using directional loudspeakers to avoid disturbance to neighbouring properties.
- 7.12. These tests highlighted the need for a two metre acoustic fence on the southern and northern boundaries of the pitches to reduce noise levels. It was concluded that with the recommended measures noise from the upgraded sports facilities would cause no significant loss of amenity to occupiers of the nearest residential properties. The recommended acoustic fence has been incorporated in the revised design of the layout as a high close boarded timber Jacksons 'Jacoustic' barrier. Concerns have been raised that the fence will not extend far enough to offer protection to all the residents and that the fencing along the site to the north would reflect and double the noise back to the property on that boundary. However, no more fencing has been calculated to be necessary and noise reflection will not happen due to the angled alignment of the fencing. In addition, the mound and tree planting that is proposed within the area between the fencing and

the railway line will dissipate noise reflection adequately. Similarly, pitch noise will not be bounced back by the acoustic fencing across the pitches, leading to increased nuisance for properties on the southern side of the pitches, as the distance involved will dissipate noise reflection adequately.

- 7.13. This acoustic fence is lower than the three metre high perimeter ball stop fence (incorporating five metre high catch nets behind goals) and so will not increase the visual impact or the mass of the development. Furthermore, the area is an active sport field in an urban setting that has been used for sport during the week and at weekends on occasion previously, and has a train passing at frequent intervals.
- 7.14. In recognition of the increased use of the site and impact on resident's enjoyment of their gardens, the applicant has suggested that adult football teams will not be able to hire the pitches during June and July. This means that only hockey practice may be carried out in those months, but no matches will take place as this lies outside the regular hockey season.
- 7.15. The lighting specifications and details of the supporting statement have been reviewed and found to be technically accurate. The illumination illustrations show that any light spill onto the neighbouring properties and their gardens is less than the 10 lux maximum 'pre-curfew' figure recommended by the Institution of Lighting Engineers "Guidance Notes for the Reduction of Obtrusive Light" in areas of medium district brightness. To put this further into context, the highest luminance level from a full moon on a clear night would be about 0.5 lux. However, whilst the level of 3.5 lux appears numerically much greater than the 0.5 lux of moonlight, the human eye's response to light stimulus is not linear but logarithmic, so that the observed difference would not be very significant.
- 7.16. The lighting will be a change from the current situation for local residents, so a comparison with similar planning applications has been undertaken to see how the proposed hours of floodlighting compare. The details of the sites and the hours of floodlighting can be seen in tables in the Appendix. From this analysis it can be seen that the switch off times are between 21.00 and 21.45. The Environmental Health Officer considers that the floodlights can be operated until 21.00, without significant harm to the amenity of local residents. As the applicant wishes to use floodlighting up to 21.30, there is a disparity of 30 minutes. However, as the illuminance is less than the 10 lux maximum 'pre-curfew' figure recommended by the Institution of Lighting Engineers ("Guidance Notes for the Reduction of Obtrusive Light") in areas of medium district brightness, the amount of disturbance expected from the lighting, albeit 30 minutes more than the EHO recommends, is considered to be acceptable. Accordingly, two conditions to safeguard the amenity of neighbours have been proposed to limit the lighting times and prevent glare from the lights. The houses will also benefit from the bund and additional planting providing some mitigation. Therefore, whilst the floodlighting will be noticeable, it is acceptable and so in accordance with policy PC4 i, ii (Light Pollution).

- 7.17. A traffic appraisal has been conducted to review the parking provisions and any likely safety or congestion impacts as a result of the proposal. The existing level of parking provision was evaluated as 70 standard vehicle parking spaces, two public carrier vehicle spaces, five motorcycle spaces, two disabled parking spaces and 60 cycle spaces to be retained within the development proposals. The existing asphalt playground will be utilised to provide overflow parking for up to 100 additional vehicles if required when Havant Hockey Club Men's 1st team are playing. Vehicle swept path analysis drawings demonstrated how all vehicles anticipated to require access to the site would access and service the site safely.
- 7.18. By estimating the typical attendance would be 126 people, with the maximum at 165 people, it was suggested to mark out "KEEP CLEAR" signage on the northbound carriageway adjacent to the exit junction to allow vehicles wishing to exit the site, to emerge from the junction and travel southbound along Southleigh Road should the level crossing be activated and a match happening. Vehicles travelling southbound will be able to exit the site due to the "KEEP CLEAR" road markings which will provide a gap for vehicles turning right out of the site. The Highways Authority have no objection to the proposal subject to the road marking requirement, a condition for a school travel plan and construction and event management. In addition, the draft Management Plan suggests that if an event is planned by a hirer which would exceed the existing on-site car parking facilities, the hirer shall provide for a park and ride and park and walk scheme from a Havant town centre car park. Accordingly, it is considered that the proposal would be acceptable in terms of highway safety and convenience T6 (Public Transport, Cycling and Walking New-Development) and T9 (Provision of Vehicle Parking and Turning Facilities).
- 7.19. Some issues have been raised, which include financial issues, impact on house prices, alternative locations and other possible developments at the school which are not material considerations.
- 7.20. Further to this, there has been enquiries about who receives the income from the proposed letting of the pitches. This is also not a planning matter.
- 7.21. In conclusion, the loss of the grass playing field has been reviewed by Sport England and found to be acceptable as it will be replaced by improved sporting facilities. These pitches will be accessible to the school children and others, with the existing sport provisions accommodated in the rest of the playing field. As discussed above, whilst there will be increased activity on the site, there will be no significant adverse impacts to local residents in terms of light, noise or traffic pollution. The community, as well as the school will benefit from the improved sporting facilities and so it is considered that the proposal is in accordance with Planning Policy Guidance 17, and the Local Plan policy 15 iii, iv (Playing Fields) and 19 (ii).
- 7.22. Due to the strict interpretation of the requirements of R15 (Protection of Playing Fields and Court) of the Havant Borough District-Wide Local Plan, the proposal is contrary to this policy and D1, as there is going to be some

impact. However the material considerations of the improved sports facilities for the school, community benefits and sporting opportunities the proposals will bring to the wider community along with the mitigation that is proposed, and can be secured by planning conditions, together with the Management Plan for the facilities are such that on balance, planning permission subject to conditions is recommended.

8. Recommendation

- 8.1. That permission to construct two synthetic turf pitches (101.5 x 63 metres) with fourteen 15 metre high floodlighting columns, three metre and 4.5 metre high green weldmesh ball stop fencing, 1.2 metre high spectator viewing areas, and associated drainage at Warblington School, Southleigh Road, Havant, Hampshire PO9 2RR (Application No: 10/53510/006) be granted, subject to conditions in Integral Appendix B.

Links to the Corporate Strategy

Hampshire safer and more secure for all:	no
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	yes
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	no
Corporate Improvement plan link number (if appropriate):	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

Document

Location

To construct two synthetic turf pitches (101.5 x 63 metres) with fourteen 15 metre high floodlighting columns, three metre and 4.5 metre high green weldmesh ball stop fencing, 1.2 metre high spectator viewing area at Warblington School, Southleigh Road, Havant, Hampshire PO9 2RR (Application number 10/53510/006)

Planning and Development
First Floor
Elizabeth II Court West
The Castle
Winchester

CONDITIONS

Time Limits

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

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

Hours of Working

2. There shall be no access to the development site by any traffic associated with the construction (ie no delivery vehicles, no contractors' cars, nor plant and machinery) in the morning between 0830 and 0915 hours; and in the afternoon between 1515 and 1545 hours on normal school days.

Reason: In the interests of public safety and, to avoid traffic conflict at the times of the day when pupils are arriving at and departing from school.

3. No work relating to the construction of the development approved, including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials, shall take place before 0800 hours or after 1800 Monday to Friday inclusive, before 0800 hours or after 1400 on Saturday and not at all on Sunday or recognised public holidays, unless otherwise agreed beforehand in writing with the Local Planning Authority.

Reason: To protect the amenities of occupiers of nearby properties.

Community Management

4. Prior to pitches coming into use, a Management Plan for the use of the pitches outside of the normal school day shall be submitted for approval in writing to the Local Planning Authority. The scheme should be implemented as approved. The school governors, Warblington and Denvilles Residents Association, Hampshire County Council and Havant Hockey Club shall be continually involved in the Management Plan.

Reason: To ensure a well managed community access is achieved with sufficient benefit to the development of sport and to ensure that appropriate measures are provided and subsequently maintained by the management of parking, noise, behaviour and litter; to reduce the adverse effects of use of the pitches on occupiers of nearby properties.

Protection of Water Environment

5. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented before the development is completed and thereafter managed and maintained in accordance with the approved details. Those details shall include:
- (i) information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - (ii) a timetable for its implementation; and
 - (iii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance.

Highways

6. Measures shall be taken to prevent mud and spoil from vehicles leaving the site during the construction works being deposited on the public highway. These measures shall be implemented before the development commences and thereafter maintained. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried on to the public highway. In the event that any mud or spoil is deposited on the highway, it shall be cleaned-off on each day of working.

Reason: In the interests of highway safety.

7. The development hereby permitted shall not become operational until such time as a supporting School Transport Plan has been produced and agreed by the Local Planning Authority.

Reason: To minimise trip generations associated with the development by the private car and encourage the use of alternative means of travel in compliance with the aims and objectives of PPG13.

8. Prior to development commencing, 'Keep Clear' markings at the exit point of the site shall be in place.

Reason: To provide a gap to allow vehicles travelling south to exit the site.

Parking

9. Overflow parking shall be enforced as prescribed in the community management Plan and as illustrated on drawing E1601-LO8.

Reason: In the interests of highway safety and amenity.

Lighting

10. Unless otherwise approved in writing by the Local Planning Authority, the floodlights on the all-weather pitch shall only be switched on when necessary and then only between the hours of 0800 to 2130 Monday to Friday, 0900 to 1900 on Saturday and on Sunday and bank holidays from 1000 to 1800. A security light will be permitted for 15 minutes after the floodlights are switched off.

Reason: In the interests of amenity of neighbouring residents.

11. The floodlights shall be aimed and adjusted if required, so that there is no direct, unshielded view of a light source (lamp) or its reflected image, from the windows of any residential property.

Reason: In the interest of amenity.

Landscaping

12. The trees to be retained shall be protected during building operations by the erection of protective fencing in strict compliance with the requirements of the Local Planning Authority relating to their protection. The existing trees shall not be lopped, topped, felled or destroyed without the prior approval in writing of the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of natural features.

13. Within three months of development commencing a detailed scheme of landscaping of the site shall be submitted to the Local Planning Authority for approval in writing., with consultation with the local community. The scheme shall specify the types, size and species of all trees and shrubs to be planted; details of all trees to be retained; and details of fencing/enclosure of the site, phasing and timescales for carrying out the works, and provision for future maintenance. Any trees or shrubs which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The scheme shall be implemented as approved.

Reason: In the interests of visual amenity.

14. There shall be no works will be carried out in the 'old swimming pool area' area as part of the proposals.

Reason: In the interests of the environment.

Advice Note

All birds, their nest and eggs are protected by the Wildlife and Countryside Act 1981, and it is thus an offence to damage or destroy an active nest or prevent parent birds access to their nests.

'Keep Clear' markings at the exit point of the site will require a Section 278 agreement with the Highway Authority.

*Annexe to Reasons for Conditions
(as required by Article 22 of the Town and Country Planning
(General Procedure) Order 1995 – as amended)*

**PLANNING POLICY GUIDANCE 17 (PPG 17): PLANNING FOR OPEN SPACE,
SPORT AND RECREATION (2002)**

Playing Fields

15. In advance of an assessment of need, local authorities should give very careful consideration to any planning applications involving development on playing fields (see endnote 3). Where a robust assessment of need in accordance with this guidance has not been undertaken, planning permission for such developments should not be allowed unless:

iii. the playing fields that would be lost as a result of the proposed development would be replaced by a playing field or fields of equivalent or better quantity and quality and in a suitable location - see paragraph 13 above; or

iv. the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of the playing field

Developments within Open Spaces

17. Local authorities should:

i. avoid any erosion of recreational function and maintain or enhance the character of open spaces;

ii. ensure that open spaces do not suffer from increased overlooking, traffic flows or other encroachment;

iv. consider the impact of any development on biodiversity and nature conservation.

Enhancing Existing Open Space and Sport and Recreational Facilities

19. In considering applications for floodlighting, local authorities should ensure that local amenity is protected. The impact on the openness of the Green Belt, or on the character of the countryside, of floodlight towers or pylons should be a key factor in determining whether planning permission should be granted. Further guidance is contained in the companion document to this PPG.

HAVANT BOROUGH DISTRICT-WIDE LOCAL PLAN (Adopted September 2005)

D1 (High quality design)

Development will be permitted provided it achieves [in terms of siting, massing, scale, proportion, alignment, rhythm, layout, materials (finishes, details, features) spaces and views] all of the following:

- (i) creates an attractive environment that has its own distinctive identity but which respects and enhances local character;
- (ii) ensures the efficient use of land;
- (iii) provides safe and convenient access to facilities and public transport;
- (iv) does not adversely affect the amenities of occupiers of neighbouring properties;
- (v) includes existing built and natural features such as trees, walls, watercourses and historic boundaries;
- (vi) reduces the possibility of crime or anti-social behaviour;
- (vii) maximises solar gain and energy conservation;
- (viii) maximises water conservation and utilises sustainable urban drainage systems.

L7 (New landscape works)

Planning permission for new development proposals will be granted subject to provision being made for new landscape works to enable the development to integrate successfully into the local environment. Landscape proposals should incorporate and enhance existing landscape features, where appropriate and complement them with new landscape works using local materials and plant species. Provision should also be made for future maintenance of new landscape works associated with new developments.

R15 (Protection of Playing Fields and Courts)

The redevelopment of playing fields and courts for alternative uses will not be permitted except where developers compensate for the loss of open space. One or more of the following should be provided:

- (i) laying out and equipping replacement open space of at least an equivalent area and quality;
- (ii) upgrading existing playing fields and/or courts;
- (iii) development for indoor sports and recreation subject to there being no adverse effects on the neighbouring residential environment.

The replacement provision should take account of public recreational requirements.

Synthetic turf pitches are only permitted where residential amenity and nature conservation interests would not be adversely affected.

The Borough Council expects applicants to enter into an agreement under Section 106 of the Town and Country Planning Act, 1990 to secure replacement.

PC4 (Light Pollution)

Development, including environmental improvements, where external lighting is required will be permitted where:

- (i) the lighting is of the minimum level of illumination and duration required for security and operational purposes;
- (ii) the increased activity facilitated by the illumination will not be detrimental to residential amenity; and

T6 (Public Transport, Cycling and Walking New-Development)

Development will be permitted provided it is, or could be, served efficiently by public transport, cycling and walking. New development likely to attract a large number of trips should be located to minimise travel demand and provide a choice of transport modes.

T9 (Provision of Vehicle Parking and Turning Facilities)

Development will be permitted where it provides parking for cars, motor cycles, and pedal cycles and turning facilities as appropriate in accordance with the relevant standards

SITE/Application	<i>Community school?</i>	<i>Hours of floodlight use weekdays</i>	<i>Hours of floodlight use Saturday</i>	<i>Hours of floodlight use Sunday/holidays</i>		Additional Info
						Red = Warblington hours greater than Green= Warblington hours less than Black= Warblington hours same as
Warblington School: To construct two synthetic turf pitches (101.5 x 63m) with fourteen 15m high floodlighting columns, 3m and 4.5m high green weldmesh ball stop fencing, 1.2m high spectator viewing areas, and associated drainage. – pending Planning Decision	NO	0830 to 2130	0900 to 1900	1000 to 1800		Nearest houses 45 metres to the north, opposite site of a railway track. Houses close to the south boundary. A security light will be permitted for 15 minutes after.
<u>Swanmore College Of Technology</u> : Car park and access improvements with demolition works and relocation of tennis courts and floodlighting– Planning Permission granted 25/03/2010		Up to 2200	Up to 2200	Up to 2200	Same/less	The new tennis courts/multi-games courts and associated floodlighting will be sited adjacent to an existing floodlit synthetic turf pitch. The siting of the courts are away from the public highway with the nearest house being 200m from the development and behind mature dense vegetation.

SITE/Application	Community school?	Hours of floodlight use weekdays	Hours of floodlight use Saturday	Hours of floodlight use Sunday/holidays		Additional Info
<u>Hordean Technology College</u> : To construct a replacement mini Synthetic Turf Pitch with new fencing, floodlighting, drainage and access paths – Planning Permission granted 03/07/2009		0800 to 2145	0900 to 1830	1000 to 1645		Houses are situated to the southern and western boundaries of large open space, with a small amount on the eastern boundary of the campus. A security light will be permitted for 15 minutes after.
<u>Noadswood Secondary School</u> : To construct a mini Synthetic Turf Pitch (60.90m x 42.60m) with 6m and 4m high green weldmesh ball stop fencing, 6 No. 10m high floodlighting columns, associated drainage and access footpath, to enhance an existing tennis court with 2.4m high galvanised. – Planning Permission granted 31/07/2009		0800 to 2145	0900 to 1830	1000 to 1645		Housing only to southeast Close to main school buildings and near a SINC and grazing land. A security light will be permitted for 15 minutes after.

SITE/Application	<i>Community school?</i>	<i>Hours of floodlight use weekdays</i>	<i>Hours of floodlight use Saturday</i>	<i>Hours of floodlight use Sunday/holidays</i>		Additional Info
<u>Crofton School:</u> Construction of a synthetic turf sports pitch with sports fencing, floodlighting, store/office building and associated boundary fencing and landscaping. – Planning Permission granted 23/04/2009		08.00 to 21.45	09.00 to 18.30	10.00 to 16.45		The nearest dwelling is approximately 35 metres to the south-west and 160 metres to the west. Site falls within the Strategic Gap between Stubbington and Fareham. A security light will be permitted for 15 minutes after.
<u>Portchester Community School:</u> Synthetic turf sports pitch with floodlighting; two additional tennis courts; fencing around synthetic turf pitch and new and existing tennis courts – Planning Permission granted 27/04/2009		0800 to 2145	0900 to 1830	1000 to 1645		Within a relatively high density residential area with housing on west, north and eastern boundaries of the school campus. A security light will be permitted for 15 minutes after.

SITE/Application	Community school?	Hours of floodlight use weekdays	Hours of floodlight use Saturday	Hours of floodlight use Sunday/holidays		Additional Info
<u>Hamble Community College:</u> Construction of four all weather tennis courts with associated fencing and floodlighting. – Planning Permission granted 16/10/2008		0830 to 2200	0830 to 1800	0830 to 1800		Site surrounded and screened by school grounds and buildings. A security light will be permitted for 15 minutes after.
<u>Wyvern Technology College:</u> – Construction of a 200m long all weather athletics track with long jump, fencing, floodlighting and associated engineering works. -Planning Permission granted 29/07/2008		0900 to 2130	0900 to 2030	1000 to 1830		Site surrounded and screened by school grounds and buildings.

SITE/Application	<i>Community school?</i>	<i>Hours of floodlight use weekdays</i>	<i>Hours of floodlight use Saturday</i>	<i>Hours of floodlight use Sunday/holidays</i>		Additional Info
<u>Robert Mays</u> : To construct a new synthetic turf sports pitch with 3.6 m high weld mesh fencing, flood lighting (8 No. 15m high) and associated landscape works, including retaining walls, earth mounding, tree planting, access footpaths & storage unit. – Planning Permission granted 11/01/2008		0900 to 2130	0900 to 2030	1000 to 1830		Nearest houses approximately 105 metres to the south of the site and to the east are approximately 120 metres from the SDP. Landscaping and bunding minor amendments as a result of neighbour input.
<u>Henry Beaufort School</u> : [Proposed New Synthetic Turf Pitch with 12m high floodlighting, etc.]– Planning Permission granted 18/12/2007]		0900 to 2115	0900 to 1615	1000 to 1615		Pitch not used after lighting times. Site close to housing.

SITE/Application	Community school?	Hours of floodlight use weekdays	Hours of floodlight use Saturday	Hours of floodlight use Sunday/holidays		Additional Info
<u>Toynbee School, Eastleigh</u> : Resurface exist pitch with Synthetic Grass pitch with 15m high floodlighting, etc. – (Delegated decision) – Planning Permission granted 27/06/2007		Up to 2130	Up to 1700	None		Housing near to site but separated by another pitch. A security light will be permitted for 15 minutes after.
<u>Staunton Park Community School, Havant</u> : Variation to condition 2 to amend times of floodlighting – (Delegated decision) – Planning Permission granted 20/11/2006		0900 to 2200	0900 to 2200	0900 to 2030		A security light will be permitted for 15 minutes after.
<u>Staunton Park Community School, Havant</u> : Construct 5 tennis courts with 12m high floodlighting, etc – (Delegated decision)- Planning Permission granted 23/06/2006		0900 to 2200	0900 to 1600	0900 to 1600		Not close to housing but some in vicinity.

SITE/Application	Community school?	Hours of floodlight use weekdays	Hours of floodlight use Saturday	Hours of floodlight use Sunday/holidays		Additional Info
<u>Hamble Community Sports College, Hamble</u> : Two tennis courts with 12m high floodlighting, etc - (Delegated decision) – Planning Permission granted 17/05/2006		0830 to 2200	0830 to 2200	0830 to 2200		Site adjacent to other tall floodlights for the all weather pitch but site not close to housing.
<u>Anton Junior School</u> : Install 6 No. floodlights for 5-a-side Football Pitch. – Planning Permission granted 08/06/2006	FUL	0900 to 2100	0900 to 2100	0900 to 2100		A security light will be permitted for 15 minutes after.
<u>Testwood School, Totton</u> : Synthetic Turf Pitch with 15m high floodlighting, etc – (Regulatory Committee 31/03/04) – Planning Permission granted 07/04/2004		0830 to 2130 (Use of pitch and floodlighting)	0900 to 1800 (Use of pitch and floodlighting)	1000 to 1700 (Use of pitch and floodlighting)		Site close to some housing.

SITE/Application	Community school?	Hours of floodlight use weekdays	Hours of floodlight use Saturday	Hours of floodlight use Sunday/holidays		Additional Info
<u>Amery Hill School, Alton:</u> Amendment to timing of permitted use on Saturdays - (Regulatory Committee 07/09/2005) – Planning Permission granted 08/09/2005		No Floodlighting (Artificial pitch only used between 0900 and 1800)	No Floodlighting (Artificial pitch only used between 0900 and 1600 between 1 September and 30 April but not used between 1 May and 31 August)	No Floodlighting (Artificial pitch <u>not used</u> at all on Sunday)		
<u>Cowplain Community School, Cowplain, near Waterlooville:</u> Construct floodlit (15m high floodlighting) Synthetic Turf Pitch and Multi Use Games Area (12m high floodlighting), etc – (Regulatory Committee 18/02/2004) – Planning		0900 to 2130 [Use of pitch for same time]	1000 to 1730 [Use of pitch for same time]	1000 to 1730 [Use of pitch for same time]		Housing relatively close to site. A security light will be permitted for 15 minutes after.

SITE/Application	<i>Community school?</i>	<i>Hours of floodlight use weekdays</i>	<i>Hours of floodlight use Saturday</i>	<i>Hours of floodlight use Sunday/holidays</i>		Additional Info
Permission granted 27/04/2004						
<u>Amery Hill School, Alton:</u> New All Weather Pitch (included 15m high floodlighting) etc – [Floodlighting withdrawn from scheme 4/07/2003] - (Regulatory Committee 10/09/2003) – Planning Permission granted 11/09/2003		No Floodlighting (Artificial pitch only used between 0900 and 1800)	No Floodlighting (Artificial pitch only used between 0900 and 1300) [Additional use permitted for 14 Saturdays per calendar year between 0900 and 1800]	No Floodlighting (Artificial pitch <u>not used</u> at all on Sunday)		Close to housing