

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Regulatory Committee
Date:	11 September 2013
Title:	Sports development including sports hall, MUGA and relocation of pre-school at Warblington School, Southleigh Road, Havant, Hampshire PO9 2RR (Application No: APP/13/00733) (Site Ref: HVE004)
Reference:	5166
Report From:	Head of County Planning

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1. Executive Summary

- 1.1. Planning permission is sought for the construction of a new sports hall with changing rooms and the demolition of the existing sports hall, the provision of a Multi Games Use Area (MUGA), removal of changing room block and single storey nursery, change of use of caretaker's house to provide nursery, corridor link to sports hall and associated works (four metre high ball stop fence and 1.5 metre high landscaped bund to provide screening, replacement of hard play areas, drainage, and hard landscaping) at Warblington School, Southleigh Road, Havant.
- 1.2. The main issues for consideration are the visual impacts on the character of the area, the impact on the amenities of adjoining residents and nature conservation.
- 1.3. It is considered that the proposal would be in accordance with the development plan Havant Borough Core Strategy March 2011 (summary attached) as it will provide improved education and community facilities (Policy CS7-Community Support and Inclusion), which is supported by The National Planning Policy Framework (paragraph 74). The buildings and pitches would not have any visual impact or materially harm the character of the area Policy CS16 - High Quality Design). There will not be any significant harm to the amenity of local residents and it would be acceptable in terms of highway safety and convenience (Policy DM14 - Car and Cycle Parking on Development [excluding residential]). There will be no harm to protected species and the biodiversity of the area and it will benefit from localised enhancements (Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough).

2. Site

- 2.1. The site, as shown on the attached plan, covers 0.95 hectares and is within the school campus at Warblington Secondary School which is less than one mile from Havant Town Centre.
- 2.2. The school playing field is bordered on each side as follows:
 - (a) north – by the main railway line to Chichester with housing on the opposite side of the track;
 - (b) east – by the main school campus and residential housing along Southleigh Road;
 - (c) south – by mixed size residential housing, backing onto the school campus; and
 - (d) west – by what is currently school field, but is the Bloors disposal site being developed into future housing.
- 2.3. The nearest dwelling is approximately 20 metres away on the opposite side of the railway tracks to the north. The main point of access into the site is from the eastern boundary along Southleigh Road for both pedestrians and vehicles.

3. Planning history

- 3.1. The site has relevant recent planning history. Planning permission to construct two synthetic turf pitches (101.5 x 63 metres) with fourteen 15 metre high floodlighting columns, green weldmesh ball stop fencing, spectator viewing areas, and associated drainage was granted on 7 January 2011 (permission number 10/53510/006).
- 3.2. This was subsequently amended by a non material amendment application on 30 April 2013, which reduced the scheme to only one synthetic turf pitch (97.5 x 61.5 metres) with eight 15 metre high floodlights, four metre high green weldmesh ball stop fencing and associated drainage. This smaller pitch has permission for flood lighting to be in use 0800 to 2100 Monday to Friday, 0900 to 1900 on Saturday and on Sunday and bank holidays from 1000 to 1800. This is situated immediately to the west of the application site and is being constructed at the present time, for use in autumn 2013.

4. Proposal

- 4.1. The proposal involves both building and demolition and the overall increase in developed floor area is 227sqm, 80sqm of which is associated with the new sports hall. The proposal comprises of the following parts:

- new sports hall with changing rooms
- the demolition of the existing sports hall,
- demolition of changing room block
- the provision of a five court Multi Games Use Area (MUGA),
- change of use of caretaker's house to provide nursery, with new build single storey nursery building
- demolition of single storey nursery,
- corridor link to sports hall
- four metre high green weldmesh ball stop fence
- 1.5 metre high landscaped bund
- and associated works to provide screening, replacement of hard play areas, drainage, relocation of parking and hard landscaping).

4.2. The site plan locates the MUGA and associated fencing on the north side of the school campus, overlaying the area where the sports hall, attached nursery and some tennis courts currently sit. This area abuts the railway line. A proposed 1.5 metre high landscaped bund would sit directly in between the railway line and the MUGA. The five court MUGA (80m x 35m) would be surrounded by 4 metre high green mesh panel fencing to match that of the other approved Synthetic Turf Pitch. There is no inclusion of flood lighting in this proposal.

4.3. The changing room block to be demolished is nestled within the school buildings in the north east of the campus. The new sports hall (50m x 24m x 10m) is proposed in the centre, south of the new MUGA, partially covering tennis courts and to be connected to the school gymnasium by a covered corridor link. To accommodate these works, areas of seating and hard landscaping will be modified and tennis courts realigned so that the overall provision of outdoor play area remains the same (seven standard tennis courts becomes five courts within the MUGA, plus two standard courts).

4.4. The external fascia for the sports hall and changing block is formed from exposed steelwork painted dark grey. They are to be clad in a buff brick with a light grey mortar. The glazing to the link corridor and changing block are to be powder coated aluminium, dark grey in colour. The glazing itself is to be double glazed using an anti-sun film on the south facing facades which will give a warm grey tinge to the glazing. The flat roof of all elements is to be finished with a three layer bituminous felt with embedded stone chipping. The colour of the chipping is to be light grey to reduce summer overheating. The sports hall will also have linear

aluminium roof lights, colour white. Paths will be created around the sports hall in a mixture of black macadam and buff paving slabs. Bench seating would also be located in strategic locations around the building to provide new social spaces.

- 4.5. The sports hall is to be naturally ventilated using an 'assisted natural ventilation system' by Breathing Buildings. High level fan units mounted in the hall use low watt fans to aid natural stack effect with an element of heat recovery. This enables the hall to meet BREEAM credits for air quality and energy reduction. During spring and autumn, heating load requirements for the sports hall are reduced by the heat recovery feature, leading to a significant reduction in CO² when compared with a traditional mechanically vented solution.
- 4.6. The sports hall building and pre-school are to meet the acoustic standards set out in Building Bulletin 93; 'Acoustic Design for Schools' (BB93). Building Services will be designed and controlled to ensure that the internal ambient noise levels stated in BB93 are not exceeded. Plant noise will be controlled to meet noise emission conditions at the nearest residential properties.
- 4.7. Surface water drainage from the sports hall will discharge into a blanket soak-away below the MUGA. Due to a history of localised flooding on the existing playground, an overflow drain links the granular soakaway below the MUGA to the Synthetic Turf Pitch for dispersal.
- 4.8. An ecology report has identified the potential for resident reptile species. These would be protected through the construction process with a strategy for follow-up survey and mitigation. Opportunities to improve biodiversity in the boundary treatment, particularly with respect to choice of tree and shrub species is included and bat/ bird boxes are to be installed on the new sports hall.
- 4.9. Currently, the school gymnasium, sports hall and main hall are used for a programme of community lets. During school working hours, the proposed pitches will be managed and used solely for Warblington School and other local federated schools for curriculum teaching and school team practice. Both the proposed MUGA and sports hall will provide the school with the opportunity to increase the existing community use programme outside school hours and at weekends. For evening and weekend use, the facility will be managed out of hours by a 'centre committee' who will control community use. There are no flood lights included in this proposal, so outdoor use will be limited to daylight hours. The existing pedestrian access to the school from Southleigh Road remain unchanged, however, a new pedestrian link from the north car park to the main entrance of the sports hall will enable ease of access for community users without conflicting site security.
- 4.10. The replacement nursery (11m x 6m x 6m) will utilise the ground floor of the caretaker's house, with a purpose built single storey modular

element, Three metres lower than the eaves height of the existing caretaker's house. The external façade of the modular building is to be a combination of white render and timber cladding to match the white boarding of the existing house. The existing out-grown Leylandii hedges around the 'caretaker's house' will be removed and replaced with more appropriate planting. Hard landscaping will consist of a black macadam path and play area, with a small area of rubber surfacing sitting around an existing tree which is to be retained.

- 4.11. There are currently 74 car parking spaces on site and 60 cycle spaces, whilst alterations to the parking arrangements are included within the proposal, the overall parking provision would remain unchanged. The supporting information advises that there are 85 staff employed at the school (50 full time and 35 part time).

5. Development plan

- 5.1. The development plan document relevant for consideration is the Havant Borough Council Core Strategy (March 2011). The most relevant policies for consideration are CS7 (Community Support and Inclusion), CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough), CS16 (High Quality Design) and DM14 (Car and Cycle Parking on Development [excluding residential]).
- 5.2. The National Planning Policy Framework, core principle 12 and section 8, paragraph 74 is a material consideration.

6. Consultations

- 6.1. **Councillor Bolton** has been consulted.
- 6.2. **The Highway Authority** has no objection to the proposal subject to highway safety conditions.
- 6.3. The **Environment Agency** has no objection.
- 6.4. **Sport England** has no objection to the proposal subject to conditions securing community use.
- 6.5. **Network Rail** have no objection but state that "prior to any works adjacent to Network Rail property, the applicant must secure in writing agreement from Network Rail and the local authority should immediately contact Network Rails asset protection team".
- 6.6. **Havant Borough Council** has no objection subject to appropriate landscaping protection.
- 6.7. The **Environmental Health Officer** at Havant Borough Council has no objection.

6.8. **Warblington and Denvilles Resident Association** has no objection.

7. **Representations**

7.1. There have been two letters received on this application. Issues regarding access and use by those with impaired mobility are raised and have been passed to the applicant for consideration. Typing errors and clarification on the application documents have been noted and the planting suggestions will be considered upon receipt of landscaping details, should the application be approved.

8. **Commentary**

8.1. The installation of the all-weather pitch would result in the partial loss of playing field land, however the proposal will not result in the net loss of sport facilities and so there is no objection from Sport England. As such the proposal would provide a higher quality recreational facility which would be of benefit to the school and wider community, the principle of the development is supported by wording within the National Planning Policy Framework (NPPF) (paragraph 74). It also meets the aims of core principle 12 within the NPPF and Policy CS7 (Community Support and Inclusion) as it seeks to deliver a community facility to meet the local need. The principle of the development is therefore considered acceptable in principle and the benefits of the proposal should be given significant consideration.

8.2. The visual impact of the MUGA all-weather pitch with associated fencing is considered acceptable and compatible with the existing pitches and playing fields. The proposal would bring the perimeter of the MUGA, with its fencing, approximately 10 metres closer to the boundary. This is not regarded as a significant change to the school layout or its visual appearance. The proposed fencing would match that already on site. Whilst it is acknowledged that the nearest houses are in close proximity, there is an existing buffer of the railway line and views of the MUGA are limited by the railway infrastructure and school boundary. The addition of a raised mound at this northern boundary will further limit views into the site. There is some removal of trees and landscaped areas on this northern boundary and within the school, however all trees to be retained will be protected and the proposal includes replacement planting and soft and hard landscaping to enhance the school.

8.3. The new sports hall is considered appropriate in scale and mass, as it will join with the existing larger teaching block, hall and gymnasium. It will also be further away from the school boundary, and match the existing school buildings in materials; further limiting the visual impact of the large new building. The new nursery and converted caretaker's house will provide a more spacious area for the pre-schoolers. The site will be re-landscaped and sensitively planted to create an attractive

frontage to the main school site, while creating secure nursery provision easily accessed by the parents and children.

- 8.4. As the development is replacing existing sports provisions for the school with improved facilities, there will be some increase in community use but it will not be significantly different to that already taking place. This minor change will be managed through the community use Management Plan and a revised school transport plan.
- 8.5. Due to there being no additional flood lighting proposed, there is no concern over light pollution or noise impact. A landscaped bund planted with trees along the northern perimeter next to the new MUGA also offers further acoustic protection to residential properties to the north of the railway track. Taking the above into account, the proposal is a minor change to that already happening at the school and little disturbance is expected. All the built elements of the proposal are therefore considered acceptable in visual impact terms and amenity in accordance with Policy CS16 - High Quality Design.
- 8.6. The proposal will not change the number of car parking spaces on site or result in a significant change to the number of cars visiting the site after school hours. In the event of busy community usage, the overspill car parking and marshalling provisions as included in the Management Plan would be employed as part of the development, so there should be no unacceptable traffic impacts to the local road network or neighbour amenity in accordance with (Policy DM14 -Car and Cycle Parking on Development (excluding residential)).
- 8.7. The ecological mitigation measures proposed have been considered and are appropriate to ensure that there is no significant impact on protected species. The enhancements measures are supported and so the proposal is in accordance with Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough).
- 8.8. To conclude It is considered that the proposal would be in accordance with the development plan Havant Borough Core Strategy March 2011 (summary attached) as it will provide improved education and community facilities (Policy CS7-Community Support and Inclusion), which is supported by The National Planning Policy Framework (paragraph 74). The buildings and pitches would not have any visual impact or materially harm the character of the area Policy CS16 - High Quality Design). There will not be any significant harm to the amenity of local residents and it would be acceptable in terms of highway safety and convenience (Policy DM14 -Car and Cycle Parking on Development [excluding residential]). There will be no harm to protected species and the biodiversity of the area and it will benefit from localised enhancements (Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough).

9. Recommendation

- 9.1. That planning permission in respect to the sports development including sports hall, MUGA and relocation of pre-school at Warblington School, Southleigh Road, Havant, Hampshire PO9 2RR (Application Number APP/13/00733) (Site Ref: HVE004) be approved for the above reasons, subject to the conditions listed in Integral Appendix B.

CORPORATE OR LEGAL INFORMATION:**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:	yes
Corporate Improvement plan link number (if appropriate):	

Other Significant Links

Links to previous Member decisions:		
<u>Title</u> Previous planning permission- 10/53510/006	<u>Reference</u> HVE004	<u>Date</u> 06/01/2011
Direct links to specific legislation or Government Directives		
<u>Title</u>	<u>Date</u>	

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.)

<u>Document</u>	<u>Location</u>
Sports development including sports hall, MUGA and relocation of pre-school at Warblington School, Southleigh Road, Havant, Hampshire PO9 2RR (Application No: APP/13/00733) (Site Ref: HVE004)	County Planning QEII West The Castle Winchester SO23 8UD

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.

Plans and Particulars

2. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

Reason: To ensure that the development is carried out in accordance with the approved details.

Hours of Working

3. 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.

4. 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.

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

Community Management

5. The Management Plan, for the use of the pitches outside of the normal school day, shall be implemented as approved (under planning permission 10/53510/006) where applicable.

Reason: To ensure 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.

Highways

6. Prior to development commencing a revised supporting School Travel Plan shall be produced and agreed by the Local Planning Authority. The plan should be implemented as approved.

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

7. There shall be no commencement on site until details of the construction compound and contractor parking have been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented as approved.

Reason: To ensure the construction of development does not have a significant detrimental impact on the operation of the highway

8. Measures shall be taken to prevent mud and spoil from vehicles leaving the site during the demolition 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 at the end of each working day.

Reason: In the interests of highway safety.

Parking

9. Overflow parking shall be enforced as prescribed in the Management Plan and as illustrated on drawing E1601-LO8 rev A (permitted under planning permission 10/53510/006).

Reason: In the interests of highway safety and amenity.

Public Address system

10. The use of a Public Address (PA) system shall be limited to a maximum of 20 sessions of two hours duration per annum. A record shall be kept of all occasions a Public Address system is used.

Reason: To reduce the adverse effects of use of the pitches on occupiers of nearby properties.

Lighting and hours of use

11. There shall be no use of floodlights.

Reason: In the interests of amenity of neighbouring residents.

Access and quality of sport facilities

12. The all weather pitches shall be used for outdoor sport and for no other purpose.

Reason: To protect the all weather pitch from loss and/or damage, to maintain the quality of and secure the safe use of the sports pitches.

Landscaping

13. The trees to be retained (as shown on plan P09949-700RevG) 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.

14. Within three months of the date of this permission, a detailed scheme of landscaping of the site shall be submitted to the Local Planning Authority for approval in writing. 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.

15. The ecology measures for protection of protected species and increased biodiversity shall be implemented as contained within the ecology statement (dated January 2013) submitted with the application.

Reason: To avoid killing or injury of reptiles in accordance with the Wildlife and Countryside Act 1981 (as amended).

16. Within three months of the date of this permission, details for the replanting of nesting habitat, erection of bird/bat boxes and creation of new reptile refugia shall be submitted to the Local Planning Authority for approval in writing. The measures shall be implemented as approved.

Reason: To conserve and enhance the botanical interest of the site in accordance with the Natural Environment and Rural Communities Act 2006.

Advice Note

No tree or shrub clearance should be carried out in the bird nesting season (March to August).

Prior to any works adjacent to Network Rail property, the applicant must secure in writing agreement from Network Rail.

In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

*Annexe to Reasons for Conditions
(as required by Article 31 of the Town and Country Planning
(Development Management Procedure) (England) Order 2010)*

HAVANT BOROUGH CORE STRATEGY MARCH 2011

Policy DM14 Car and Cycle Parking on Development (excluding residential)

Development will only be permitted where it provides parking for cars, motor cycles and cycles in accordance with the relevant standards. Such parking provision must be appropriately located in relation to the development and be practical for its intended use.

1. Responds to, draws inspiration from and respects local context and:
 - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

Policy CS7 - Community Support and Inclusion

Planning permission will be granted for development that:

1. Has been informed and shaped by community and local stakeholder involvement in accordance with the Statement of Community Involvement.
2. Provides educational and training improvements including Building Schools for the Future.
3. Provides services for older people and other vulnerable groups, including Extra Care Facilities.

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Planning permission will be granted for development that:

2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.

Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths

and depths, materials and proportions of windows and doors;
e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

National Planning Policy Framework (NPPF)

Core Principle 12

Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Section 8, Paragraph 74 – Promoting healthy communities

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.