
Site Address:	Purbrook Cricket Club, Purbrook Heath Road, Purbrook, Waterlooville, PO7 5RU		
Proposal:	Proposed equipment store with new vehicular access off Purbrook Heath		
Application No:	APP/19/00853	Expiry Date:	28/10/2019
Applicant:	Mr Mengham		
Agent:	Mr Harding	Case Officer:	Selina Donophy
	BH Architecture Ltd		
Ward:	Purbrook		

Recommendation: **REFUSE PERMISSION**

1 Site Description

The proposal site is Purbrook Heath which is a recreation ground located to the South of Purbrook Heath Road. The site comprises a car parking area to the North, as well as a cricket pavilion and tennis courts. There is a bowling green located to the East of the site and various tree growth along the Southern boundary. A private access road runs to the West of the site, with various residential properties located to the West of this. Part of the western route is also a public right of way. The equipment store is proposed in the North West corner of the playing fields, just south of an existing grass bank.

2 Planning History

00/51201/003 - Single storey extension to create area for short mat bowls and improved changing facilities, PERM,24/02/2000
APP/15/00329 - Single storey extension to existing Bowls clubhouse., PERM,20/05/2015
GEN/19/00115 - Proposed equipment store., ,27/02/2019 17:41:37

3 Proposal

This proposal includes an equipment store with new vehicular access off Purbrook Heath. The proposed store is to include galvanised steel- dark green in colour, cladding to the walls and roof, concrete floor finish, facing brickwork plinth, and two roller shutter doors. The roof would be designed in a gabled style, with a pitch of 15 degrees. The internal floor area would equal 37.5 m2 and the external floor area would equal 46.2 m2 with a grass reinforced hardstanding located to the front of the store. The dimensions of the development would measure 3.4 metres in height, 4.4 metres in depth and 10.5 metres wide. This area may be prone to flooding/drainage issues - soakaway crates have been proposed to alleviate rising water level issues located 5 metres South West of the building. There is a 3.6 metre wide galvanised steel gate with posts proposed to service the equipment store located opposite Heathcote and Boverie House cottages.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS1 (Health and Wellbeing)
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS8 (Community Safety)

Havant Borough Local Plan (Allocations) July 2014

AL8 (Local Green Spaces)
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Crime Prevention -Minor Apps

Thank you for your email of the 5th November 2019 and the opportunity to comment upon the application. Having considered the application I have the following comments to make with reference to crime prevention.

Purbrook Heath Recreation Ground is a fairly isolated place, with very little natural surveillance from outside the recreation ground. There is no lighting to provide for natural surveillance during the hours of darkness.

The proposed building is to be located in the corner of the area behind a hedge, with a grass bank on two sides. The building must be positioned to ensure that access to the roof cannot be gained using the nearby grass banks.

The rain water down pipes must be of robust construction, and should not create a handhold that would facilitate access to the roof.

To provide for the security of the building external doors to the following (minimum) standards should be fitted:

- The pedestrian access door should be third party certificated to LPS 1175 SR2.
- Both roller shutter doors should be third party certificated to LPS 1175 SR2.

Consideration will have to be given as to how these doors are to be secured in the closed position, as any exposed locking system can be attacked.

If the building is to have a mains power supply consideration should be given to the installation of a monitored intruder alarm system. A cloaking device could be incorporated into the system if the situation demanded.

The design and access statement advises that the sight screens can be secured to this building during the non-playing months. If the cricket screens are to be fixed to the building it is important that they cannot be used to access the roof.

A gate is to be fitted to provide for access to the site. The gate should be of robust construction, fitted with appropriate locking hardware. Suitable fittings must be provided to prevent the gate from being lifted off of its hinges.

Engineering/Drainage

There is no formal proposal to bring forward the land raising of the pitch works and a lot of hoops would have to be jumped before we were on anything close to a resolution on that basis. In overall terms of drainage there will need to be some works in terms of getting the land drainage to operate satisfactorily so that the pitch can be used

throughout the playing season, and to that end any provision of an equipment store should be designed to take account of that future work; but again at this stage we don't know exactly what that will look like. However, as we discussed, there is a pipe into which the store's roof rainage could be piped.

Hampshire Highways

The proposed access is not to a vehicular highway, but to a public footpath. The junction of the public footpath with Purbrook Heath Road is acceptable in its present form to accommodate any additional traffic this development would generate. I therefore confirm the Highway Authority have no objection to this proposal.

Landscape Team

From a landscape perspective we have the following comments:

- The proposed location of the building is deemed to be too prominent within the landscape and it would have a negative impact on the character of the recreation ground. The existing storage container is more appropriate location as it is screened by the existing vegetation.
- We require further details of the proposed building material specification to comment on.

Leisure Officer

The Senior Leisure Officer supports in principle the requirement for the cricket club to have suitable storage facilities for the provision of cricket and to maintain the playing pitch to an acceptable standard.

Consideration should be given to the loss of public open space that would occur should the store be placed in the proposed location.

The access route to the store and the store itself will impact on the playing pitch provision of the site and more specifically the ability to offer football on the western side of the open space.

Recommendation 6 of the Playing Pitch Strategy (PPS) states that all sites designated as football playing fields should be protected.

The PPS also identifies that there is a large deficit in capacity of grass pitch football provision for Youth 11v11 pitches across the Local Authority.

Property Services Manager

HBC are the freehold owners of Purbrook Heath and the land that is subject to this planning application. Purbrook Cricket Club have leasehold interests with HBC namely the pavilion

Should planning permission be obtained it will be necessary for Purbrook Cricket Club to commence negotiations with the Estates Department in respect of legal agreements to construct and occupy the proposed hardstand/equipment store. In considering whether to let the land it will be necessary to comply with our own internal Asset Management Strategy and Policy and the byelaws affecting 'pleasure grounds'.

6 Community Involvement

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

Number of neighbour notification letters sent: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 6 Including 1 from Cllr Hughes.

Comment	Officer Comment
I am surprised at the site chosen for the cricket club equipment store. Firstly, from 35 years experience of living on the Heath I can attest that the proposed site for the new Cricket Club equipment store in the NW corner of the field is one of the wettest areas on the Heath, where aquifers emerge in winter when the water table is high. (When a cellar was added to Montague Cottage some years back, the flooding from emerging aquifers was one of the major issues that had to be dealt with.) Secondly, concealment: whilst in normal circumstances the desire to conceal the building from view may be lauded, the problem on Purbrook Heath is the fairly regular visit of marauding youths. Over the years, their 'attention' to the cricket club pavilion has resulted in it being secured as a 'Fort Knox', despite it being in clear view to the residents on the Heath. Also, the debris from drug taking is often found on the Heath, and this nicely concealed high banked area around the proposed equipment store would be a Mecca for other nefarious goings on. Thirdly - construction. The single lane track leading to the proposed gateway, technically a Bridle Way, it is in a very poor state of repair. HBC, from previous dealings, only take responsibility for that part of the track north of the north wall of Montague Cottage. In the short term, it is certain that the large amount of heavy equipment and the continuous movement of large lorries up & down the track over the period of construction will certainly only accelerate the destruction of the metal surface of the track, such as it is. And not least it will chew up the grass surface of that part of the Heath leading up to the construction site. In addition, the parking of construction vehicles and worker's transportation (cars) will severely congest the area and possibly inhibit the movement of delivery and refuse collection vehicles as well as the Horse Boxes from the stables at the southern end	Please see planning considerations section of the report

of the track. The Proposal states that the building is to replace the existing storage container facilities in the SE corner of the field, but gives no reason as to why the new building could not be erected in the same place. Why is this so? Alternatively, why could it not be erected in the area where the old cricket pavilion stood adjacent to the current cricket pavilion. Before its demolition, it was proposed to retain the building as an equipment store, but it was demolished when it was deemed that the current cricket pavilion could provide sufficient storage area when the metal containers were put in place to replace the old groundsman's hut. It would be appreciated if it could be stated why the current (container) storage site, or that where the old cricket pavilion once stood, can't be used for this development. Either site would have minimal short and long term impact on the residents of the Heath as opposed to the current proposal, which will have both. As a final observation, the siting of the equipment store as shown on the drawing, will infringe significantly on the football area as currently laid out.	
1. Objection on Social ground: Purbrook Heath has unfortunately suffered from antisocial behaviour on a number of occasions, the position of the equipment store will only bring these issues closer to the residents as the building will inevitably, and unfortunately, attract vandalism and provide a place for people to hide behind to use illicit substances. 2. Objection on environmental grounds: Drainage has been an ongoing challenge on Purbrook Heath, and particularly in the corner of the field. With the increased traffic of groundskeepers equipment in that area, it would churn up the field, and more than likely flood. 3. Objection on Social grounds: The location of the building would prevent the reinstatement of the football pitches already proposed. 4. Objection on Road access: The road that	Please see planning considerations section of the report

will be used to access the building during the works, and also ongoing, is in a poor state of repair. The additional traffic of heavy machinery during the build will degrade this further.

5. Objection on Hazardous materials: I would like to question whether given the sole purpose of the build is to store machinery and other materials used to manage Purbrook Heath, whether they would be deemed as "Hazardous". The response in the application was no.

6. Objection on Social grounds: It is stated that this build would store "cricket stumps and balls, cones, bats, protective clothing and helmets and other associated items relating to cricket training and playing for adults and colts", firstly why can't this equipment be stored in the much larger cricket pavilion which already has these facilities to do so, secondly this would bring additional noise to the residents as it's likely to attract more people closer to the residents during the training and match days.

7. There was a building next to the current pavilion that was supposed to be used for storage once the new pavilion was built. It would be more appropriate from a social and environmental perspective to investigate the installation of a storage shed in the vicinity of the existing pavilion or to use the existing site of the equipment containers.

With regards to the proposed new building I have no problem with the structure but am objecting to the positioning.

The proposed location happens to be the wettest part of the Heath, I know this as I have been walking around the perimeter of the field for the last 9 years (I live opposite). The position of the building will also attract the local unruly youth who year after year come to Purbrook Heath and misbehave. The existing cricket club has suffered at the hands of these youths and I feel a building hidden away from eyes view will prove far too tempting to clamber all over and potentially break into. When this happens (not if) the council will be faced with ongoing repair bills and the local residents will be disturbed by the noise.

A simple solution to satisfy everyone would be for the cricket club to buy or rent containers that have side opening double doors for access to equipment

(problem mentioned in design and access statement) and leave them where they are.	
The suggested plot for the building does not seem logical. This is due to the fact that it is right near the houses in the road of Purbrook Heath Road. The main problems we have on the Heath are teenagers hanging around and its unpleasant. The cricket nets are often an example of that which the Cricket Club have been unable to do anything about. Whilst not wanting to be a nimby its just not nice living near and this application seems to exasperate an already existing problems for us residents. By having the building in that location hidden from the road and right next to houses it will be a haven for more of the same behaviour. I would suggest putting the building across the other side where the storage containers currently are.	Please see planning considerations section of the report
a. Purbrook Heath suffers from considerable drainage problems. The site of the proposed location for the storage shed is in an area that is often so sodden in autumn/winter that a walker will sink ankle deep into the ground. Any compensating drainage solution will be overwhelmed. Objection on environmental grounds. b. The drainage problem is a known problem with a report produced indicating that a resolution could require £100k to implement. c. The Heath used to host two community football pitches, but was ceased due to the wet ground. A recent 'early' concept to 'raise' the Heath using inert waste was socialised with local Councillors and some officers, which had support from local Councillors. If taken forward, the drainage problem would be addressed (at no cost to the Council) and the reinstatement of the two football pitches would once again be viable. Given almost 20% of children aged 11 years in Havant are classified obese, any opportunity to create spaces where children can actively play year round must be encouraged. Our own Healthy Borough Assessment (Nov 18) quotes the NPPF and the importance of green spaces. If approved, this storage shed would prevent the initiative moving forward and impinge on the area of one of	See part 7 Noted Noted, however the application is being assessed on its merits and on the basis of the current position.

the potential reinstated football pitches. Objection on Social grounds. d. Purbrook Heath is beset with problems of anti-social nature; vandalism, the taking of illicit substances etc, necessitating frequent reports to (and visits by) the Police. The idea of placing a storage shed 'out of view' in a discrete part of the Heath is naive and is likely to increase antisocial behaviour. Objection on Social grounds. e. There was an old building adjacent to the current pavilion that was 'supposed' to be used for storage once the new (current) pavilion was built. This never happened, it was demolished. It would make more sense from a social and environmental perspective to investigate the installation of a storage shed in the vicinity of the existing pavilion in order that the social and environmental concerns addressed above are not realised.	See part 7 The application has been assessed on its planning merits as submitted, see part 7.
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7 **Planning Considerations**

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

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact upon sports facilities and public open space
- (v) Access issues
- (vi) Land ownership issues
- (vii) Security and antisocial behaviour
- (viii) Drainage issues

(i) Principle of development

The application site is situated in the non-urban area where new development is generally resisted without special justification. In this case the proposal relates to a proposed equipment store in relation to the existing use of the site as a sporting facility/playing field and is considered acceptable in principle.

(ii) Impact upon the character and appearance of the area

This proposal comprises of a new equipment store located to the north- western corner of the playing field, adjacent to an access road serving the properties which are located to the West of the heath. The store would have dimensions of approximately 10.5 metres width by 4.4 metres depth, with a height of 6.9 metres to ridge level. The store would have a pitched roof and would incorporate two roller shutter doors , with galvanised steel cladding proposed to the walls and roof and set on a facing brickwork plinth. The proposals also include a 3.6 metre wide gate to service the equipment store which would open onto the access road.

The plans show that the proposed equipment store would be located towards the upper corner of the recreation ground, where the land inclines to the north and west, forming a grass bank. There is some existing hedge screening here, parallel to the access road, and on the other side of the access road is a row of residential properties. The Southern part of the heath does not currently include any permanent buildings, however there is currently a storage container located on the South Eastern corner of the field, which is used as an equipment store.

In terms of the impact on the character and appearance of the area, the proposed equipment store is of a significant size and height. The building would however be set down when viewed from the west and north although it would be more prominently viewed from the south and east. The materials proposed - galvanised steel would be utilitarian in character but would be dark green in colour which would be relatively recessive in the landscape. Whilst the materials are relatively utilitarian reflecting the use of the building it is considered that the grass bank and surrounding hedging offering screening from the north and west would help to assimilate the building in the landscape. Views of the building from the south and east would see the building against the backdrop of the banks and vegetation. On balance and notwithstanding the matters raised by the Council's Landscape Architect, it is not considered that an objection based on the landscape impact is justified in this case.

(iii) Impact upon residential amenity

This proposal is set into the slope when viewed from the west and the nearest residential properties. This reduces the physical impact of the development in terms of its height mass and bulk impacts and is considered acceptable. Potential impacts from anti-social behaviour are considered further below.

The store would be set away from the properties, however the additional use of the access road would bring vehicles in closer proximity to the properties.

(iv) Impact upon sports facilities and public open space

The proposed building is considered to impact the playing field in terms of resulting in the loss or reduction in the provision for football by encroaching on the existing pitch. The Council's Leisure Officer has been consulted with regards to this proposal and, whilst supporting equipment store facilities in principle, has stated that the proposal could not be supported due to the loss of public open space that would occur with the equipment store in the proposed position. The Leisure Officer has made the following comments :

The access route to the store and the store itself will impact on the playing pitch provision of the site and more specifically the ability to offer football on the Western side of the open space. Recommendation 6 of the Playing Pitch Strategy (PPS) states that all sites designated as football playing fields should be protected.

The PPS also identifies that there is a large deficit in capacity of grass pitch football provision for Youth 11V11 pitches across the Local Authority.

The potential loss of sports facilities is deemed to be contrary to policy CS1 of the HBC Local Plan (Core strategy 2011) and for the reasons above it is deemed that the building and access in the current proposed position could not be supported.

(v) Access issues

Given that the proposed access to the store would be via a road which is unadopted and forms a private track, there are concerns as to whether the access could be secured and the impact on the road which is also a public right of way. The legal use of the track for access is a matter for the parties. There are however concerns in relation to additional use of the access, the condition of the track and potential conflicts with the users of the right of way, some of which would include the residents of Purbrook Heath.

(vi) Land ownership issues

Issues regarding land ownership have arisen in relation to this application. The Council's Property Services Team have stated that :

HBC are the freehold owners of Purbrook Heath and the land that is subject to this planning application. Purbrook Cricket Club have leasehold interests with HBC namely the pavilion.

For this reason, if planning permission were to be granted there would be a need for a further consent from the Council as land owners in consultation with the Estates Department in order to commence any development. Having discussed the issues further with the Property Services team it has become clear that this proposal, including the provision of the building and the access to it would be unlikely to be supported. Ultimately as land owners the Council's consent would need to be obtained for the development, which at this stage, would not be likely to be forthcoming. Whilst it is recognised that this in itself is not a reason to refuse planning permission which is assessed on its planning merits it is clearly a further issue for the applicant.

(vii) Security and antisocial behaviour

Purbrook Heath has been affected by various incidents of anti-social behaviour and vandalism and concerns have been raised both by residents and Hampshire Constabulary (Designing Out Crime Officer) in relation to these matters. The site is fairly isolated with very little natural surveillance and no lighting. The position is adjacent to banks and planting but also relatively close to neighbouring properties. It is considered that the siting and structure would be vulnerable in terms of antisocial behaviour and vandalism which would also create a potential nuisance to nearby residents.

This proposal is deemed to be contrary to policy CS8 of the HBC Local Plan (Core Strategy 2011) due to the lack of natural surveillance surrounding the site.

(viii) Drainage issues

Concerns in relation to drainage have been raised due to wet conditions where the building is proposed to be sited and beyond. The wider site has been impacted by drainage issues historically. A soakaway is proposed to serve the building, however given the wet existing conditions and the proximity to the playing pitch there are concerns that drainage issues would be increased.

There have also been concerns regarding the possibility of raising the land in order to tackle the drainage problem and ultimately improve the useability of the site for cricket/football pitches. At the time of the consideration of the application there are no formal

proposals for the additional drainage works, however, the Council's Drainage Engineer has stated that any equipment store should be designed to take account for any future drainage works.

8 **Conclusion**

In conclusion, whilst the principle of providing the new equipment store in support of the existing sports facilities at the site is acceptable and supported, the proposed development raises a number of significant issues.

The siting of the building and the access requirements would impact on the existing sports field and in particular football facilities. This results in a negative impact on the football facilities. The Council's Leisure Officer has confirmed there is a large deficit of such facilities in the Borough. The proposal cannot therefore be supported in relation to the impact on sports facilities.

There are concerns in relation to antisocial behaviour and vandalism at Purbrook Heath and residents have raised concerns in relation to these matters. The Crime Prevention Officer has also raised a number of issues in relation to these matters and the isolated position of the building. It is considered that the building which would not be overlooked but at the same time is relatively close to residential properties may result in unsociable impacts on the residential amenities of the residential properties.

In relation to drainage, the site is generally wet and the part of the site proposed for the building has particular issues being at the foot of banking. There are concerns that the proposal would exacerbate drainage problems and potentially impact on the usability of the sports field. The drainage proposed is via soakaway at the base of the slope and given the existing drainage concerns there are concerns as to potential additional drainage problems.

Finally access to the building would be from Purbrook Heath an unadopted road and public right of way via a new access gate. The additional use of the access is likely to lead to conflicts between users of the right of way and vehicles accessing the store. The possible impact on the road surface is a matter for the owners of the road and it is noted that Certificate B has been completed indicating the service of notice on a number of persons.

Overall, for the reasons set out in this report planning permission can not in this case be recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/19/00853 for the following reason

- 1 The proposed development including the building access and drainage would result in a loss and reduction in the quality of outdoor playing pitch sporting facilities at the site which are lacking in the Borough. Furthermore the isolated siting of the building which is not overlooked would be likely to lead to antisocial behaviour and potential for vandalism which would impact harmfully on the residential amenities of nearby residents. Finally, the additional access and use of Purbrook Heath access road which is also a public footpath would be likely to result in conflict between additional vehicles and the users of the

footpath. The development would therefore conflict with policies CS1, CS8 and CS15 if the Havant Borough Local Plan 2011, Havant Borough Council Playing Pitch Strategy 2017-2036 November 2018 and the National Planning Policy Framework.