
Site Address: Cowplain School, Hart Plain Avenue, Waterlooville, PO8 8RY

Proposal: Replacement of existing Artificial Grass Pitch (AGP) with new 3G artificial grass pitch surface together with installation of six new goal storage areas adjoining the North Western and south Eastern longitudinal AGP perimeter (three storage areas per side of the pitch). Installation of new 1.20m high pitch perimeter barrier with associated gated entrances adjoining the North Eastern AGP perimeter to segregate the pitch playing area from adjoining new pedestrian area. Installation of new hard standing area adjoining the North Eastern AGP perimeter complete with associated porous asphalt surfacing for pedestrian access, goals storage, spectator viewing space and vehicular maintenance access. Installation of a new paved mowing margin and vegetation barrier sized 600mm wide around the external AGP perimeter.

Application No: APP/17/00241

Expiry Date: 19/06/2017

Applicant: L Turner

Agent: Mr T Betts
Surfacing Standards Ltd

Case Officer: Lewis Oliver

Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

Cowplain School, is a large secondary school set within the built up area of Waterlooville. This part of the application site already has an Artificial Grass Pitch (ARP), with surrounding fencing and associated floodlighting.

2 Planning History

03/62148/000 - Hampshire County Consultation with regard to the construction of floodlit synthetic turf pitch (STP) and multi use games area., PERM,15/12/2003

05/62148/001 - Consultation by Hampshire County Council for the construction of floodlit synthetic turf pitch (STP) and multi-use games area (MUGA)., RO,18/08/2005

05/62148/002 - Consultation by Hampshire County Council for conversion and extension of the current caretaker's house into a business and enterprise centre., RO,31/08/2005

08/62148/003 - Consultation by Hampshire County Council for retrospective application for siting 2No. closed circuit TV cameras - one on each flood lighting column. , PERM,17/04/2008

08/62148/004 - Consultation by HCC to increase the height of the fencing around the schools all weather pitches to make unauthorised access more difficult. , PERM,03/07/2008

3 Proposal

The proposal is for the replacement of existing Artificial Grass Pitch (AGP) with new 3G artificial grass pitch surface together with installation of six new goal storage areas adjoining the North Western and south Eastern I perimeter (three storage areas per side of the pitch). Installation of new 1.20m high pitch perimeter barrier with associated gated

entrances adjoining the North Eastern perimeter of the pitch to segregate the pitch playing area from adjoining new pedestrian area. Installation of new hard standing area adjoining the North Eastern perimeter complete with associated porous asphalt surfacing for pedestrian access, goals storage, spectator viewing space and vehicular maintenance access. In addition the proposal includes the installation of a new paved mowing margin and vegetation barrier sized 600mm wide around the external AGP perimeter.

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)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group

As this would appear to be an upgrade of an existing facility, I have no adverse comments to make .

Neighbourhood Development Officer

No response

Southern Water

Make reference that the development proposes a SUDS system and this needs to be considered in an appropriate manner. *Officer comment - The proposal does not include a SUDs system and is a direct replacement for the existing sports pitch and would use the existing drainage system*

Sport England

Supports:

Sport England has consulted the FA on the proposed replacement of the 3G artificial pitch surface and ground improvement works and has received the following comments. The FA comment that the replacement surface is necessary to bring the pitch up to a standard to enable it to be included on the FA register of Football Turf Pitches and therefore used for competitive matches. The FA consider the project is a priority as the facility is well used by local partner clubs, Cowplain and Horndean Youth, in particular. The works to construct a spectator area and goal recesses are to enable the facility to be brought into line with current standards. The FA confirms that the specification for the works has been produced by SSL who are an FA approved contractor.

Having assessed the application, Sport England is satisfied that the proposed development meets a combination of the following Sport England Policy exceptions:

E5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields;

E2 - The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.

This being the case, Sport England is content to support this application.

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: 9

Number of site notices: 1_

Statutory advertisement: 07/04/2017

Number of representations received: 0

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

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. In addition policy CS1 of the Core Strategy seeks to ensure that sports facilities which are considered to be of a good quality by Sport England and other specialist stakeholder's are retained unless superior new provision is made available. In this case the proposal is to replace the surface. The application has been submitted following discussions with the Football Association. It has been outlined that replacement surface is necessary to bring the pitch up to a standard to enable it to be included on the FA register of Football Turf Pitches and therefore used for competitive matches.

The FA consider the project is a priority as the facility is well used by local partner clubs such as Cowplain and Horndean Youth. The works are to construct a spectator area and goal recesses are to enable the facility to be brought into line with current standards. The FA has confirmed that the specification for the works has been produced are in accordance with the relevant guidelines. As such it is considered that the development would result in an enhancement over and above the existing provision and is therefore considered acceptable in terms of principle.

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

The existing pitch is screened from public vantage points by a combination of the existing school buildings, surrounding mature trees, and neighbouring residential properties. The proposed development proposes relatively minor alterations to the existing pitch. It is therefore considered that given the overall size, scale, massing and design of the proposal that the development would not have a significant adverse impact on the character and appearance of the immediate and surrounding area.

(iii) Impact upon residential amenity

The proposal involves minimal changes and largely maintains the distances between the development and neighbouring properties. Furthermore a mature belt of trees are located on the south east and south west boundaries. As such it is considered that the development would not have a significant adverse impact on the amenities of neighbouring properties, furthermore the Environmental Health team have raised no objection to this application.

The original application for the floodlight synthetic pitch was application -03/62148/000, which was determined by Hampshire County Council. The permission contained conditions regarding the hours of use of both the use of the pitch and for the associated flood lighting. It is considered reasonable to re-apply these relevant conditions in order to protect the impact on the amenities of neighbouring properties.

8 Conclusion

The proposed development is considered to provide an enhancement to existing sports facilities in the area. In addition the development is not considered to have a significant adverse impact on the character and appearance of the immediate and surrounding area or on the amenities of neighbouring properties.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00241

subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

SITE LOCATION PLAN - SSL2198 01
BLOCK PLAN OF SITE - SSL2198 02
EXISTING AGP PLAN- SSL2198 03
PROPOSED AGP PLAN - SSL2198 04
PROPOSED ELEVATIONS - SSL2198 05

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved

plans and details indicated in the application form (section 9 materials) unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The artificial pitch hereby permitted shall be used only between the hours of 0900 and 2130 Monday to Friday and 1000 and 1730 on Saturdays, Sundays and recognised public holidays.

Reason: In the interests of the amenity of neighbouring properties in accordance with policy CS16 of the Havant Borough Core Strategy 2011.

- 5 Unless otherwise agreed 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 0900 and 2130 Monday to Friday, and 1000 and 1730 on Saturdays, Sundays and public holidays. A security light will be permitted for 15 minutes after the floodlights are switched off.

Reason: In the interests of the amenity of neighbouring properties in accordance with policy CS16 of the Havant Borough Core Strategy 2011.