Hampshire County Council

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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;

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(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

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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

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