

SNPL262227

11 January 2017



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Dear Katie

**WEST OF WATERLOOVILLE DEVELOPMENTS LTD – NEWLANDS, WEST OF WATERLOOVILLE
MAJOR DEVELOPMENT AREA (APP/10/00828 & 10/02862/OUT)**

APPLICATION FOR APPROVAL OF RESERVED MATTERS – TOWN PARK

APP/16/01211 – Reserved Matters Application for approval of details relating to access, layout and landscaping of Phase A of the Town Park under Conditions 6(i) (a), (c) and (d) of Planning Permission APP/10/00828 and WCC 10/02862/OUT (revision to scheme previously approved under reference APP/14/00061 and WCC 14/00092/REM)

I write with regard to the consultation comments made in relation to application APP/16/01211 for the Town Park at Berewood.

A key objection has been raised by Sport England regarding the specification and siting of the MUGA and informal Kick About Area. Additional comments have been made by a local resident and Cllr Macintosh. I respond to each in turn.

Sport England

The objection from Sport England raises the following five points;

1. The siting of the MUGA is in an isolated section of the park, away from the main sports facilities to the north.
2. No ancillary facilities are proposed or easily accessible.
3. No information has been provided on floodlighting or construction materials.
4. No information has been provided on the management and maintenance of the MUGA.
5. Details relating to the layout and management of the informal kick about area are unclear.

In the first instance it is important to remember that Sport England was consulted on the outline application and approved the Town Park in principle. The need for a MUGA in this location was therefore assessed at that time. It is appreciated that this application seeks a change to the original layout, but nonetheless the requirements for the MUGA are set out within the S106 which respond to the comments from Sport England.

Details relating to the specification of the skate park and LEAP within Phase A of the Town Park were approved by condition, following the previously approved Town Park Phase A Reserved Matters application. In agreement with WCC and HBC, it was Grainger's intention to follow the same route with the approval of the MUGA detail. That said, the specification is available and will be appended to this letter for consideration

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by Sport England. If considering this information as part of the current RMA avoids the need for a further discharge of conditions application, Grainger would be happy to submit the information formally. Please note that the intended finish of the MUGA is to have black fencing and as such the plans will need updating for formal submission. The surface will be formed of a porous tarmacdam.

MUGA and Ancillary Facilities

A number of revisions to the originally approved illustrative Masterplan has resulted in a change to the provision of the community facilities within the local centre, with a more comprehensive offer now to be located within the northern part of the Town Park. As agreed in principle with WCC and HBC by way of a **Deed of Variation application, Grainger is proposing a 'hybrid' building** within the Town Park which will have a community and sports function. The review of the facilities within the Town Park has resulted in the MUGA being relocated from the north of the Town Park to the south (Phase A).

The revised location of the MUGA is adjacent to the approved Skate Park, LEAP, informal Kick About Area and youth shelter. Grainger does not consider this to be an isolated position, as the MUGA will be located next to other sports and play facilities. This will create a hub of activity in direct proximity to the residential area of Berewood Phase 2.

Moreover, the Town Park as a whole provides a range of ancillary facilities to include changing facilities. Once constructed, these are within a five minute walk of the MUGA and will be available for use by all users of the Town Park.

I understand from my conversation with Owen Neal of Sport England on 10 January 2017, that Sport **England's** key concern with the location relates to ensuring that the MUGA can be used by local clubs and groups. It is therefore their preference to have MUGAs in close proximity to similar facilities and changing rooms, parking etc, to ensure that it is an attractive option for users. The currently proposed location raises concerns regarding natural surveillance of the facility, the ease of use by clubs and its day to day management.

Owen Neal advised that the presence of floodlighting on site was considered a positive and will make the MUGA more attractive to users of groups. In addition, the proximity of future ancillary facilities was not considered too great a distance for co-use.

It was agreed in our conversation that further consideration would be given to how the facility will be managed day to day and how groups and local clubs will be encouraged to use the facility to ensure its success. I explained that Grainger is in a 'catch 22' situation, in so far as being required to provide the facility within the required S106 timescales, yet not having clear details on adoption, management and maintenance of the facility and/or the facilities to be brought forward within the northern part of the Town Park. Mr Neal confirmed that if necessary this information could be agreed by way of a condition.

The timescales for delivery of the Town Park are set out within the S106 agreement. Clause 9.81 requires the open space ancillary facilities to be constructed prior to the occupation of 1,150 residential units. The MUGA is to be provided prior to the commencement of any residential unit within Phase 3, or more than 550 Residential Units, whichever occurs first. It was therefore always expected that the MUGA would be in place prior to any ancillary facilities. The timescales associated with the current Deed of Variation do not change the priority order for delivery of facilities within the Town Park. It amends the triggers to ensure facilities are brought forward in line with the relevant residential parcels.

Limited natural surveillance of the MUGA was raised as an issue in my conversation with Owen Neal. Having explained that there is a significant amount of vegetation around the boundary with the Town Park already, and that the landscaping intent is to create a green edge to the Town Park (which aids as a screen to existing residents), it was agreed that ensuring natural surveillance in and across the Town Park is necessary.

The design of the Town Park within Phase A is open. The informal Kick About Area to the north of the MUGA will further ensure that this area stays open, with long views across the grass available.

Floodlighting, Materials and Management

Floodlighting will be provided for the MUGA. The appended plans detail its location and specification.

The MUGA will be constructed in accordance with the requirements of clause 9.43 of the S106 which states:

The MUGA shall comprise of an area no less than 64 by 35 metres equipped for uses for basketball and football with a porous macadam surface and weldmesh perimeter fence provided to all sides with pedestrian and vehicular access gates in accordance with the design and constructional guidance contained in 'A Guide to the Design and Specification and Construction of Multi-Use Games Areas' Parts 1 and 2 published by Sport England.

Management and long term maintenance of the MUGA will be the responsibility of Winchester City Council, who it is understood will adopt the facility. **This agreement has yet to be put in place and is part of Grainger's ongoing discussions with both WCC and HBC regarding the management of Berewood open spaces.**

Informal Kick About Area

The S106 defines the informal Kick About Area as ***'an area of well drained level grassland open space suitable for playing ball games as well as general recreational activity as shown indicatively on the Social Infrastructure Plan as part of the "sports provisions" and on the Town Park Plan the area shown indicatively on the Town Park Plan to be made available for informal recreational purposes'***

By definition, the Kick About Area will be informal with no goal posts put in place. The area of the Town Park marked out for the informal Kick About Area will be planted with Amenity Grass Planting (as detailed on drawings L. 202 and L.205) which will be regularly mown to ensure the space can be used as intended. Details relating to the land management for the Town Park are set out within the approved Land Management Strategy. In the first instance, maintenance of the Park will be the responsibility of Grainger. Following adoption by the relevant local authority, the responsibility will lie with them.

Additional comments

Additional planting

Local residents have asked whether it was possible to improve the depth of the hedgerow along London Road adjacent to Phase A of the Town Park, and whether conservation measures to improve the environment for Skylarks are possible.

With regards to the hedgerow planting, Grainger agrees to the principle of this for Phase A of the Town Park. However, in light of the comments from Sport England regarding natural surveillance of the MUGA, a careful balance needs to be made. It is suggested that the depth of the hedgerow is increased as requested, with tree planting to remain as proposed.

CCTV

The provision of CCTV on site will be dependant on the long term management of the Town Park. For example, should Winchester City Council adopt the park and wish to manage and maintain CCTV on the site, the relevant permissions should be sought at that time.

Issues relating to anti-social behaviour will need to be managed if and when they happen. The Town Park has been designed to prevent vehicles from being able to access the site with a bund around its edge. In



addition, the vegetation between the Town Park and adjacent roads will prevent access. Lockable gates will be put in place on the main vehicular access route.

I trust this response provides the detail needed to progress the application.

Yours sincerely

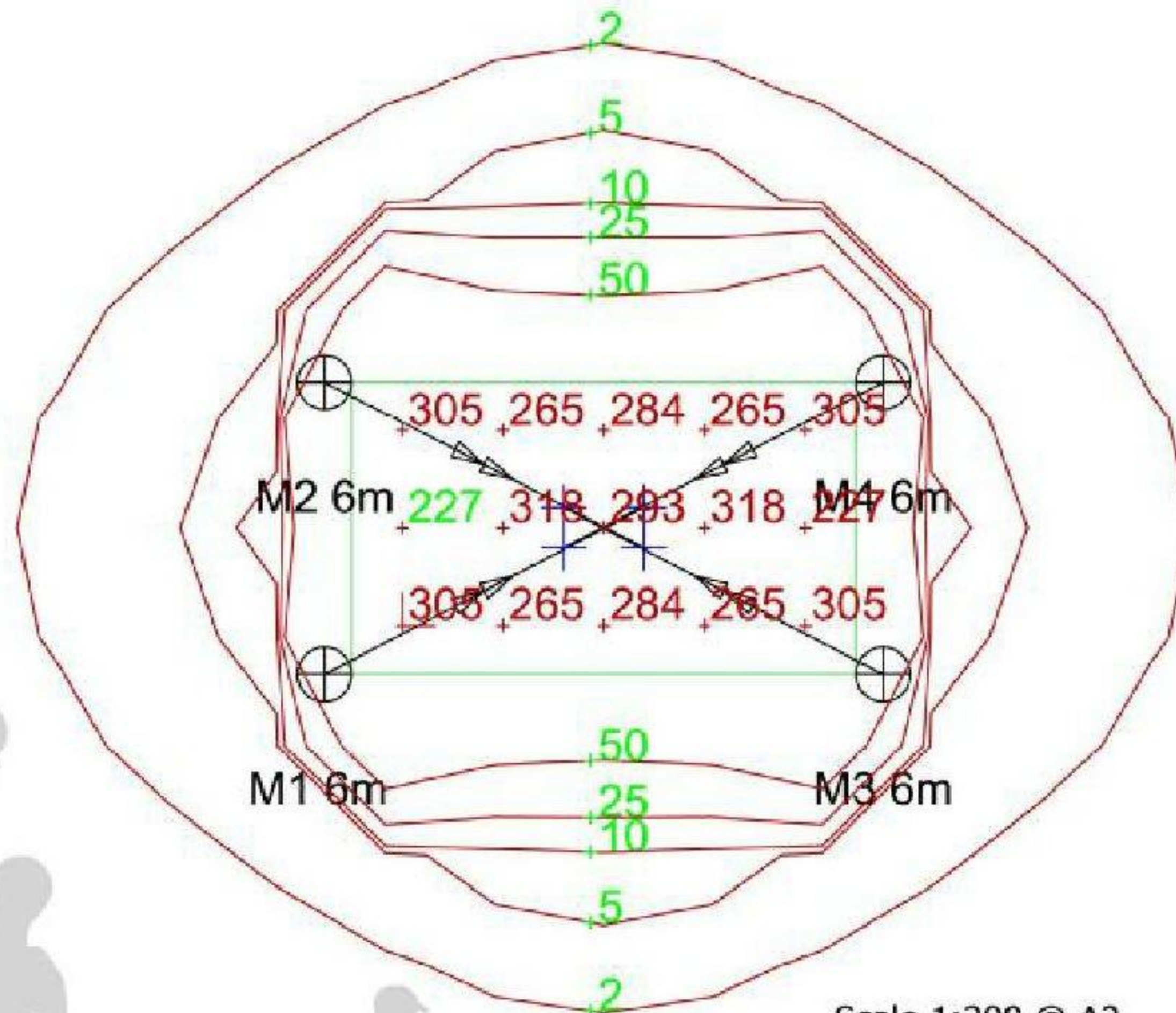


Bryony Stala
Savills Planning

Encs

Copy: Steve Weaver - Havant Borough Council
Jill Lee - Winchester City Council
Owen Neal - Sport England

Floodlighting Details for Michigan MUGA



FLOODLIGHTING EQUIPMENT:

4 x 8m MASTS (M1-M4)
EACH CARRYING THE FOLLOWING FLOODLIGHTS:
M1-M4.....2 x AL5020/400W/HIT

LAMPS (VENTURE):

400W/HIT (36 000 INITIAL Lm)

ILLUMINANCE LEVELS:

INITIAL (100 Hrs)
E.i.ave = 282 LUX

MAINTAINED (4000 Hrs)

E.m.ave = 217 LUX

UNIFORMITY

E_{min}/E_{ave} = 0.80

GRID VALUES IN LUX

GRID INTERVAL = 5m

CONTOUR VALUES IN LUX

CONTOURS 2,5,10,25,50 LUX

MAINTENANCE FACTOR = 0.77

BASED UPON:-

DIRT DEPRECIATION FACTOR = 7%

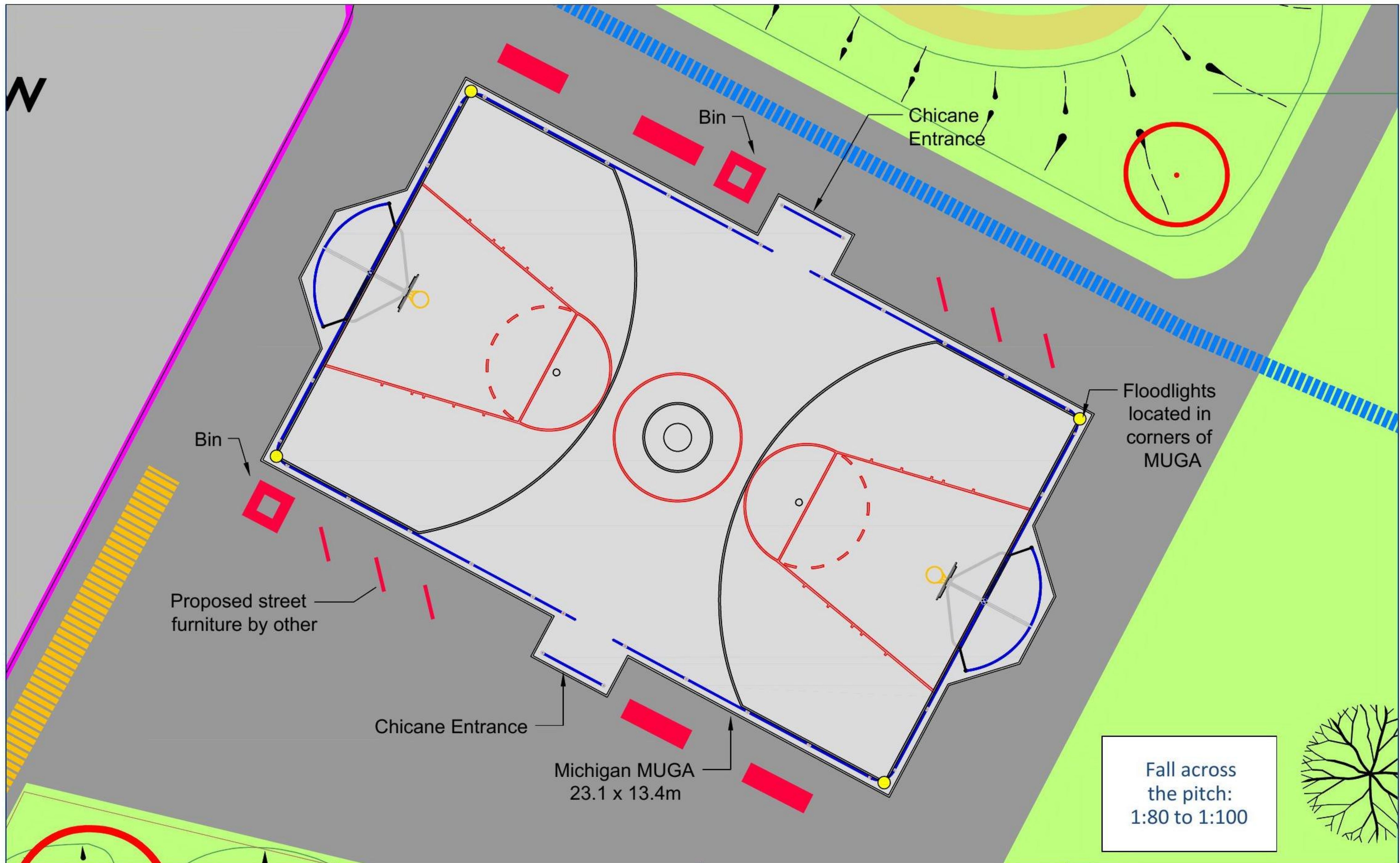
CLEANING INTERVAL = 12 MONTHS

LOCATION = MEDIUM POLLUTION

BULK LAMP REPLACEMENT AT 4000 Hrs

SPOT LAMP REPLACEMENT UNDERTAKEN

UPON RECEIPT OF YOUR ORDER ABACUS WILL
SUPPLY THE COLUMN AND OR MAST LOCATIONS
IN CONJUNCTION WITH THE FLOODLIGHT AIMING
ANGLES.



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Coopers Edge MUGA

Drawing Description:
Coopers Edge MUGA

Drawing Number:
05730113Rev2

Drawing Scale:
1/100 @ A3

Drawing Date:
Jan 2013

Revision Number:

POS 1

Michigan MUGA
23.1m x 13.4m

MUGA

Fall across the
pitch:
1:80 to 1:100

Arena Benefits

- * Steel Structure - Lifetime Guarantee
- * Paint Finish - 5 years
- * Certified to - EN: 15312
- * Rebound Accuracy - 93% giving user high accuracy in ball rebound.
- * Robustness - Tamper-proof fixtures.
- * Rounded Corner - Not only look stylish, they offer improved game play.

- * Noise Level - Average noise level 61dB, lower than average urban environment.
- * Goal Posts - White goals facilitate after school play when dusk is drawing in.
- * Boardboard & Hoop - Regulation backboard and ring ensure skills learnt on Arena can be universally applied, conforms to recognised standards.
- * Openings - Goal mouth escape routes, with 2 x chicane entrances 1.2m wheel chair accessible.

Cricket Play Panel at
each end of the court

Chicane

Chicane

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This drawing is an artistic representation only. The final site layout may vary from the one shown.