



PLANNING COMMITTEE REPORT

TO: Planning Committee North

BY: Development Manager

DATE: 7 February 2017

DEVELOPMENT: Development of Broadbridge Heath Sports Facilities including pavilion building, sports pitches and a skate park

SITE: Land South of Broadbridge Heath Leisure Centre Wickhurst Lane
Broadbridge Heath West Sussex

WARD: Broadbridge Heath

APPLICATION: DC/16/2700

APPLICANT: Ms Anna Chew

REASON FOR INCLUSION ON THE AGENDA: More than 8 of letters of representation contrary to Officer's recommendation have been received

RECOMMENDATION: To grant planning permission subject to appropriate conditions.

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks permission for the development of 3 sports pitches, a single storey pavilion, a skate park, and associated accesses and landscaping on vacant land directly south of the Broadbridge Heath Leisure Centre. The pavilion would be set centrally close to the northern site boundary, with the three sports pitches aligning adjacent to each other in tandem to the south. The skate park would be set east of the central pitch, adjacent to 5 Multi-Use Games Areas (MUGAs) recently granted planning permission under DC/16/1263.
- 1.2 The plans include works to level the ground and provide an 8m wide tree planted buffer screen along the western site boundary adjacent to the new housing estate. A vehicular access is to be provided from the housing estate serving four parking spaces, with a pedestrian access also proposed from the leisure centre to the north.
- 1.3 The proposal forms part of the wider residential-led development of Land South of Broadbridge Heath (Wickhurst Green) granted planning permission under outline application DC/09/2101. The permission included a requirement within the s106 for a 500sqm pavilion, sports pitches and MUGAs amongst others on this parcel of land. This requirement within the s106 was subsequently amended at 4 October 2016 Planning Committee to require a 455sqm pavilion, a 500sqm skate park, and three sports pitches, as per the current proposal. The MUGAs are to be provided separately by HDC and an application to this effect has recently been granted on an adjacent part of the site under DC/16/1263.

- 1.4 The pavilion and sports pitches have been designed and laid out in close consultation with HDC officers and include two senior pitches and one under-16 pitch. It is the intention that the pavilion and pitches be used by Broadbridge Heath Football Club for their new ground as well as the wider community. An associated application for the infrastructure to enable Broadbridge Heath FC to use the site has been submitted separately under DC/16/2272, which includes additional access points, two stands, floodlighting to the main pitch, and fencing and turnstiles. Until this infrastructure is provided to meet Football Association regulations, Broadbridge Heath FC would not be able to use the site as laid out in this submission.
- 1.5 The pavilion includes four changing rooms, a treatment facility, storage and a community hall amongst others, and the plans detail it is to be completed in red brick and composite boarding, with a low profile hipped metal roof. The pedestrian access has been designed to link to the new leisure centre and 174 space car park recently approved under DC/16/1844. The skate park is to be accessed via the MUGAs and is to be completed in concrete with steel edging.

DESCRIPTION OF THE SITE

- 1.6 The site forms an area of 3.52ha of open space situated to the south of the Broadbridge Heath Leisure Centre and Indoor Bowls Club, within the defined Broadbridge Heath settlement boundary. It is bounded to the east by the slip road from the A24, to the south by the new A281 link road, and to the west by a new housing estate. A line of trees covered by a Tree Preservation Order sits along the northern site boundary. Beyond the leisure centre and bowls club to the north lies the Broadbridge Heath Tesco and car park.
- 1.7 The site has been cleared and levelled using soil spoil from the wider housing development. It sits considerably below the raised level of the junction of the A24 and A281 at the southeast corner, with the embankment running along the southern and part eastern boundary populated by juvenile tree planting. The western boundary includes a small fall in land at the southwest corner to the boundary walls of the adjacent housing. Wire fencing and a shallow ditch runs along the northern boundary of the site, demarcating the site from the Bowls Club and Leisure Centre facilities.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 **National Planning Policy Framework:**
NPPF1 - Building a strong, competitive economy
NPPF4 - Promoting sustainable transport
NPPF7 - Requiring good design
NPPF8 - Promoting healthy communities
NPPF10 - Meeting the challenge of climate change, flooding and coastal change

RELEVANT COUNCIL POLICY

- 2.3 **Horsham District Planning Framework (HDPF 2015)**
HDPF1 - Strategic Policy: Sustainable Development
HDPF2 - Strategic Policy: Strategic Development

HDPF6 – Strategic Policy: Broadbridge Heath Quadrant
 HDPF24 - Strategic Policy: Environmental Protection
 HDPF25 - Strategic Policy: The Natural Environment and Landscape Character
 HDPF31- Green Infrastructure and Biodiversity
 HDPF32 - Strategic Policy: The Quality of New Development
 HDPF33 - Development Principles
 HDPF35 - Strategic Policy: Climate Change
 HDPF38 – Strategic Policy: Flooding
 HDPF40 - Sustainable Transport
 HDPF41 - Parking
 HDPF42 - Strategic Policy: Inclusive Communities
 HDPF43 - Community Facilities, Leisure and Recreation

RELEVANT NEIGHBOURHOOD PLAN

2.4 Broadbridge Heath has not been designated as a Neighbourhood Plan Area

PLANNING HISTORY

DC/09/2101	Erection of 963 residential units, community facility including land for a primary school, neighbourhood centre, youth and recreational facilities, other formal and informal open space, landscaping and environmental works, transport and access arrangements, new east-west link road, improvements to Five-Oaks roundabout, realignment and partial closure of existing A264 Broadbridge Heath by-pass and other ancillary works (Outline)	Approved
DC/16/2272	Erection of covered stand for spectator seating and 8no 15m high floodlight columns for use ancillary to football pitches	Pending

3. OUTCOME OF CONSULTATIONS

3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

INTERNAL CONSULTATIONS

3.2 **HDC Landscape Architect:** No Objection

The proposed tree mix is considered appropriate however semi-mature trees (20-25cm girth min) should be used along the sections of the boundary near the senior pitch. The native thicket planting mix and size proposed is considered appropriate for the native hedgerow. Visuals and general layout plan show a small area around the periphery of the skate park as 'soft landscape' and appears that the ground is slightly raised along these edges. Further detail will be required to better understand how the skate park integrates with its surroundings.

3.3 **HDC Drainage:** No Objection

3.4 **Strategic Planning:** No Objection

The principle of recreational and leisure development has already been established on land alongside the application site, with the granting of planning permission for the new leisure centre building alongside the existing leisure centre at Broadbridge Heath, immediately north of the application site; and the Multi Use Games Area (MUGA) to the east of the

application site. The proposed development complies with the NPPF and the relevant policies in the HDPF.

3.5 **Ecology Consultant:** No Objection

OUTSIDE AGENCIES

3.6 **WSCC Highways:** No Objection

3.7 **Broadbridge Heath Parish Council:** No comments received.

3.8 **WSCC Surface Water Drainage:** No Objection

PUBLIC CONSULTATIONS

3.9 **11 letters of objection** have been received stating:

- It is unclear where the emergency access road is to be built
- The access from Cook Way is unnecessary
- If the western access is for pedestrians it will mean people will park in the residential streets including Cook Way which is very narrow and congested
- Highway safety issues from floodlights and stray balls
- Stands and floodlighting will have a detrimental impact on the area
- Floodlights will cause light pollution
- Floodlights will go against the village character of the area
- Increased traffic and associated noise and disturbance to residents
- Increased parking on residential streets leading to congestion, parking problems and accidents
- Increased traffic will impact on the safety of children
- Existing parking at the leisure centre will not be enough for two 100 capacity stands
- Noise from use of the stadium
- Overshadowing and loss of privacy from the stadium
- Overdevelopment- there is already a stadium in the vicinity and other floodlit sports pitches
- Similar plans were refused for Horsham FC at Hop Oast.

3.10 **6 letters of support** have been received stating:

- The new home for the club has been in the masterplan from consultation stage and is very important for the whole village
- The principle of these facilities was agreed long before the houses in adjoining roads were built
- The new facilities will enable the club to continue and expand the opportunities for local children to take part in sport, keeping them fit, healthy and out of trouble
- Better facilities will improve the players
- Better facilities for supporters
- Provision of a meeting place for local people
- Increased parking at the leisure centre
- Limited light spillage
- Noise from the ground will remain the same as it is only moving a couple of hundred yards and the stands face away from housing [Officer comment: This application only relates to the pitches and pavilion etc and not to floodlighting or stands]

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

- 6.1 The main planning issues concern the principle of development, its access and impact on parking, trees, drainage, and the amenities of those surrounding the site. Whilst it is acknowledged that the intention is for Broadbridge Heath FC to use the site, as set out in paragraph 1.4 above and in the considerations below, this submission does not include the necessary infrastructure to allow use by Broadbridge Heath FC under Football Association regulations. Such infrastructure is proposed under the accompanying application DC/16/2272 where the impact of use by the football club is considered in full. Consequently this application is considered on the basis that use of the pitches, pavilion and skate park will be by the community only.

Principle of Development:

- 6.2 With the exception of a small area of the southernmost sports pitch, the site of the proposed pavilion, sports pitches and skate park lies within the defined settlement boundary of Broadbridge Heath and forms part of the wider development site around Wickhurst Green which was granted permission in 2009 for 963 residential units and community uses/facilities including formal and informal open space, and youth and recreational facilities (DC/09/2101). That application secured this space and that surrounding it for the provision of a new leisure centre and sports pitches.
- 6.3 The Open Space and Structural Landscape Plan attached to the S106 Agreement included the pavilion, pitches and MUGAs in a different arrangement on the site to that now proposed. The layout now proposed is more orderly to that previously indicated and retains the quantum of facilities required of the wider development. It is therefore accepted in principle that the proposal complies with the overall aims of the 2009 outline permission and the aims and objectives of the Council for the provision of recreational facilities in Broadbridge Heath/Wickhurst Green overall.

Design, Appearance, Landscaping and Drainage

- 6.4 The application proposes a simple rectangular pavilion building completed in brick and dark boarding, with a low profile hipped metal roof. The position and scale of the building is considered appropriate within the otherwise open context of the site, and final details of materials are secured by condition.
- 6.5 In terms of landscaping, the majority of the site would be laid to grass, with an 8m wide landscape buffer along the western site boundary adjacent to the new housing. This buffer is detailed to be formed of a mix of trees and native thicket planting, with the trees to be planted at 4-5m heights. This level of planting is considered acceptable by the Landscape Architect subject to larger trees being planted towards the north end of the buffer, and is

conditioned to be planted prior to first use of the pitches in order to both acceptably present the site as well as protect the amenities of the adjacent residents.

- 6.6 The existing TPO trees along the northern site boundary are to be retained, to be protected throughout construction works by condition. A new access drive with parking is to be constructed around the northwest corner of the site to the pavilion, with a new pedestrian and cycle access to be constructed close to the northern boundary to connect to an access point/path beside the Indoor Bowls Club building and adjacent MUGAs. Neither of these paths would harm the appearance of the site or the adjacent protected trees.
- 6.7 The application proposes a SuDS strategy that follows that approved for the wider development, with surface water from the pavilion to link into the wider SuDS network. This is to the satisfaction of the Council's Drainage Engineer.

- 6.8 The proposal is therefore considered to accord with Policies 31, 32, 33 & 38 of the HDPF.

Access and Parking:

- 6.9 The site would be located close to a range of existing and proposed leisure facilities directly north of the site, and within walking distance of the majority of residents in Broadbridge Heath/Wickhurst Green as well as within walking distance of a bus service. On that basis the facilities are considered to be sustainably located.
- 6.10 The application proposes a vehicular access for emergency services vehicles, disabled vehicles and service vehicles on the western boundary leading to four parking bays and the pavilion along the northern boundary. A pedestrian link is proposed to the north into the leisure centre site where there is suitable parking provision at the leisure centre and indoor bowls club with Tesco parking beyond. The approved leisure centre scheme proposes 174 spaces directly adjacent to the site which would form the primary area for users to park once completed.
- 6.11 Residents of the neighbouring development have raised concerns over users of the pitches and supporters of Broadbridge Heath FC either accessing the site from the western entrance or parking in the narrow residential streets. Whilst it would not be reasonable to restrict pedestrian or cycle access from this entrance (as the pavilion, pitches and skate park are intended to serve the adjacent communities), it is considered expedient to condition that vehicular access be for disabled, service and emergency vehicles only. This, along with a strategy to prioritise user access from the north, will minimise vehicles wishing to drive directly into the site along narrow residential streets. The volumes of deliveries likely to take place to serve the pavilion are not considered so frequent or intense as to cause appreciable harm, and by their nature would enter the site rather than park outside the site in the adjacent residential streets.
- 6.12 In terms of access by supporters, as set out in paragraph 1.4 above, this application is for the pitch layout and pavilion building only, facilities that in themselves would not be compliant with Football Association regulations to allow Broadbridge Heath FC to use the site. The necessary Football Association compliant infrastructure is considered separately under the accompanying application DC/16/2272 and it is under this application that supporter access is addressed. Considered on the basis that users of the pitches, pavilion and skate park would be from the community only, it is not considered that access demand would be of a scale or intensity that could not be appropriately catered for by the access arrangements proposed.

Neighbour Impact

- 6.13 As open air facilities with no floodlighting proposed under this submission, the everyday use of the pitches and skate park by the community will be naturally restricted by daylight hours and as such would not unduly disturb the amenities of nearby residents, subject to the 8m planting buffer being installed prior to first use of the pitches. The pavilion includes a community hall and bar facility that would lend itself appropriate for some late night use. In the interests of protecting nearby amenities, it is considered expedient to apply conditions restricting its use until 11pm Sunday to Thursday and midnight Fridays and Saturdays, with no external music at any time.
- 6.14 In terms of concerns raised over noise and disturbance from use by Broadbridge Heath FC, this is covered under the accompanying application DC/16/2272 given that this application would not enable the football club to operate in itself. Consequently this application is determined on the basis the site is used by the community only, whereby the nature and intensity of use would not be so significant and to conflict with Policy 33 of the HDPF.

7. RECOMMENDATIONS

- 7.1 To grant permission subject to appropriate conditions:
1. A condition listing the approved drawings
 2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
 3. No development above ground floor slab level of the pavilion hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roof been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.
Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).
 4. The pavilion, sports pitches and skate park hereby permitted shall not be occupied or brought into use until the access footpaths and roads have been implemented in accordance with surfacing details that shall have been submitted to and approved in writing by the Local Planning Authority.
Reason: To secure satisfactory standards of access for the proposed development in accordance with the NPPF and Policy 40 of the Horsham District Planning Framework (2015).
 5. The skate park hereby permitted shall not be brought into use until full details of the associated hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority. The skate park shall be installed in full accordance with the approved details and shall be retained as such thereafter.
Reason: To secure satisfactory standards of access for the proposed development in accordance with the NPPF and Policy 40 of the Horsham District Planning Framework (2015).
 6. The pavilion and sports pitches hereby permitted shall not be occupied or brought into use until the measures to ensure that the northern access point forms the primary point of access for the development as detailed within the Transport Statement

(no.11012876-001, dated January 2017) have been fully implemented. . The approved measures shall be implemented in full prior to the facilities hereby permitted being brought into use and shall be retained at all times.

Reason: To secure satisfactory standards of access for the proposed development and to protect the amenities of local residents in accordance with the NPPF and Policies 33 and 40 of the Horsham District Planning Framework (2015).

7. The planting buffer along the western site boundary as detailed on drawing no. PL-200 received on 25 November 2016 shall be fully planted prior to first use of the sports pitches in accordance with a planting schedule that shall have been submitted to and approved in writing by the Local Planning Authority. Any plants, which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To protect the amenities of local residents in accordance with the provisions of Policy 33 of the Horsham District Planning Framework (2015).

8. No development shall commence, including ground clearance or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:
 - All trees along the northern boundary both within the site as well as those off-site whose root protection areas ingress into the site, shall be fully protected by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012). Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site. Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Reason: As this matter is fundamental to ensure the successful and satisfactory retention of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9. No lighting fitment shall be installed or at any time operated on the site from which the source of light is directly visible from the public highway.

Reason: In the interests of amenity and highway safety in accordance with the NPPF and Policy 40 of the Horsham District Planning Framework (2015).

10. The pavilion hereby permitted shall not be used except between the hours of 07:00 to 23.00 Sunday-Thursday, and 07.00 to 00.00 Friday and Saturday.

Reason: To protect the amenities of local residents in accordance with the provisions of Policy 33 of the Horsham District Planning Framework (2015).

11. No external amplified music shall be played at any time within the site.

Reason: To protect the amenities of local residents in accordance with the provisions of Policy 33 of the Horsham District Planning Framework (2015).

12. The western site access shall provide access for pedestrians, bicycles and disabled, referee officials, service and emergency vehicles only, and no other vehicular traffic.

Reason: To protect the amenities of local residents in accordance with the provisions of Policy 33 of the Horsham District Planning Framework (2015).

13. All works, including site clearance and preparation, are to take place in accordance with Section 4.2 of the *Ecological Appraisal Report* by Aecom, dated December 2016, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To provide ecological protection and enhancement in accordance with the NPPF and Policy 31 of the Horsham District Planning Framework (2015).

Background Papers: DC/16/2700 & DC/16/2272