

<b>Committee Date</b>	22.07.2021	
<b>Address</b>	Hoblingwell Wood Recreation Ground Leesons Way Orpington	
<b>Application Number</b>	20/02548/FULL1	<b>Officer</b> – Robin Evans
<b>Ward</b>	Cray Valley West	
<b>Proposal</b>	Construction of asphalt bicycle/skating track; including landscaped mounds/berms, a cycle teaching area, stationing of two shipping containers for equipment storage and welfare facilities, new/re-located footpaths and hard surfaces, benches, refuse bins, bicycle racks, signage and soft landscaping/planting/orchard and drainage system.	
<b>Applicant</b> Mr Joe McTague	<b>Agent</b> Ms Elsie Josland	
3 Durham Yard E2 6QF	87 Bayston Road Stoke Newington Hackney London N16 7NB	
<b>Reason for referral to committee</b>	Outside delegated powers – Council owned land.	<b>Councillor Call-In</b>  No

<b>RECOMMENDATION</b>	PERMISSION
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<p><b>KEY DESIGNATIONS</b></p> <p>Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 17 Urban Open Space</p>
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<b>Land use Details</b>		
	Use Class or Use description	Floor space (GIA SQM)
Existing	D1/F2(c)	4870
Proposed	D1/F2(c)	4870

<b>Vehicle parking</b>	Existing number of spaces	Total proposed including spaces retained	Difference in spaces (+or-)
Standard car spaces	58	58	0
Disabled car spaces	0	0	0
Cycle			

<b>Representation summary</b>	Neighbour letters were sent 5/8/2020 A press advert was published on 12/8/2020 A Site Notice was displayed on 14/8/2020		
Total number of responses	34		
Number in support	28		
Number of objections	6		

## 1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal would provide an outdoor sporting/recreational facility and would not have an adverse impact on the Urban Open Space or result in the loss of playing pitches
- The development would not result in an unacceptable impact on the character and appearance of the recreation ground or wider area
- Subject to conditions, the proposal would not have an unacceptable adverse impact on the amenities of neighbouring residential properties
- No adverse highway impacts are anticipated
- The proposal is acceptable with regard to the impact on biodiversity and an acceptable drainage scheme can be secured by condition

## 2. LOCATION

2.1 The application site relates to Hoblingwell Recreation Ground, located on the northern side of Leeson's Way, St Paul's Cray, Orpington, at the junctions with Petersham Drive and Chipperfield Road. The recreation ground comprises formal sports pitches at the eastern side abutting Chipperfield Road; served by a pavilion/clubhouse in the centre of the grounds, other open playing fields abutting the northern sides of Petersham Drive and Leeson's Way and an extensive wooded area at its western side abutting the western side of Leeson's Way and the eastern side of St Paul's Wood Hill. The access is via an entrance off the northern side of Leeson's Way and leads to the sports pavilion(s), car park MUGA sports court and formal children's playground enclosed by clusters of trees. The land slopes downwards from south to north and west to east with the contour/slope of the hillside.

2.2 The area is residential in nature; characterised mainly by two-storey terraced and semidetached dwellings with some flatted development on the main roads to the

north east and some more spacious estates of detached dwellings. The application site comprises an area of Urban Open Space and the wooded section of the recreation ground “Hoblingwell Wood” is a Site of Importance for Nature Conservation.

- 2.3 The application site lies within a TfL PTAL 0-1b rated area with access to bus services on Chipperfield Road, linking to Midfield Way and then to A224 Sevenoaks Way.



Fig 1 Site location plan.



Photo 1 Hoblingwell Recreation Ground “pump track” application site (looking east towards Chipperfield Road).



Photo 2 Hoblingwell Recreation Ground “pump track” application site (looking west towards Hoblingwell Wood).



Photo 3 Hoblingwell Recreation Ground application site “pump track” and orchard application site (looking west towards Hoblingwell Wood).



Photo 4 Hobblingwell Recreation Ground “learn to ride area” application site (adjacent to and looking north towards the existing MUGA).



Aerial photo 1 Hobblingwell Recreation Ground full application site.

### 3. PROPOSAL

- 3.1 Planning permission is sought for construction of asphalt bicycle/skating track; including landscaped mounds/berms, a cycle teaching area, stationing of two shipping containers for equipment storage and welfare facilities, new/re-located

footpaths and hard surfaces, benches, refuse bins, bicycle racks, signage and soft landscaping/planting/orchard and drainage system. The originally proposed perimeter fencing around the recreation ground has been omitted due to budgetary constraints (the bike track and works are charity funded) and also as it is not in the remit, responsibility or gift of this Applicant and this proposal to provide the fence. However, it is understood that the Council intends to erect a perimeter fence around the recreation ground as a separate project in any event.

3.2 The application is supported by:

- Application form,
- Application drawings,
- Planning/Design Statement,
- Arboricultural Statement/Tree Constraints Plan,
- Method of Construction Statement,
- Statement of Community Involvement,
- Secure by Design features,

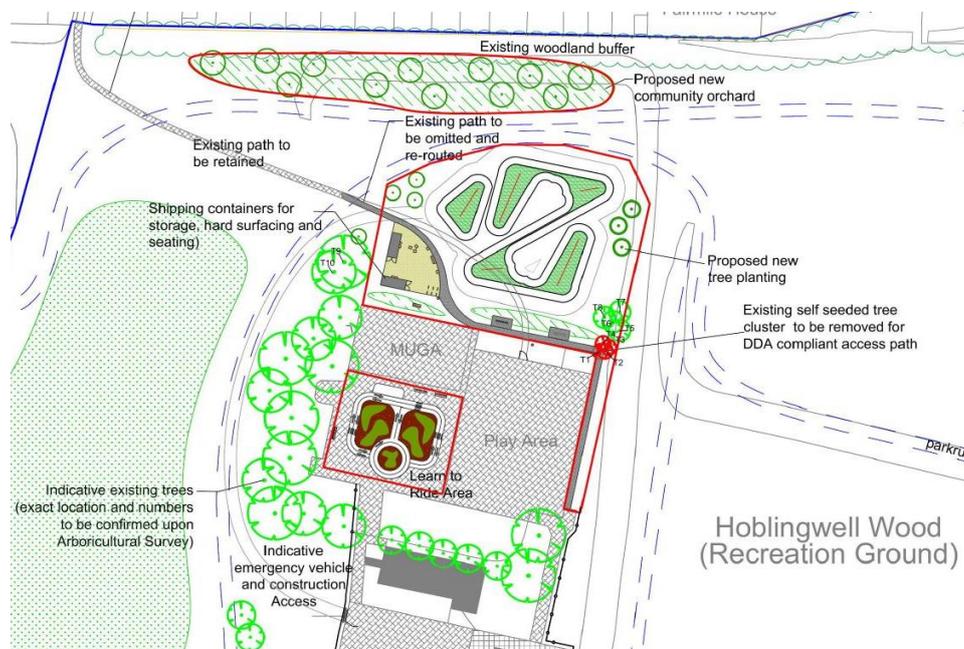


Fig 2 Proposed site layout.



Scooters



Racing



Experienced riders



Beginners

Fig 3 Example of “pump cycle track”.



Learn to Ride tracks



Fig 4 Example of “learn to cycle track”.

#### 4. RELEVANT PLANNING HISTORY

- 4.1 83/00541/FUL – Erection of single storey extensions to clubhouse was approved on 30 June 1983.
- 4.2 90/00009/FUL – Erection of four floodlights to sports pitch was approved on 28 June 1990.

4.3 03/04128/FULL1 – Renewal and upgrading of pitch floodlighting was approved on 15 January 2004.

## 5. CONSULTATION SUMMARY

### 5.1 A) Statutory

#### 5.1.1 Sport England – **No objection**

The area of land proposed to be used for a bicycle/skating track is adjacent to playing fields, however it is not capable of forming part of a playing field itself due to its size, shape and the fact that a footpath crosses it. Sport England is satisfied that the proposed development meets exception 3 of its playing fields policy i.e. that it would not result in the loss of a pitch, the reduction in size of a pitch or otherwise impede or prejudice the use of a pitch. Sport England raises no objection although recommends that British Cycling is consulted to ensure that the facility is built to an appropriate standard.

#### 5.1.2 British Cycling – **No comments received**

#### 5.1.3 Highways – **No objection**

It would seem unlikely that many people would drive to use the facility although younger users may be dropped off. There is a sizeable car park within the recreation ground. It would seem unlikely that the proposal would have a significant impact on the highway.

### 5.2 B) Local Groups

#### 5.2.1 Friends of Hoblingwell

Friends of Hoblingwell supports projects that improve and provide facilities for residents and community of St Paul's Cray:

- Proposal would offer a healthy sports facility for children/young people,
- Proposed track would complement the character of the park/playing fields,
- Notwithstanding the hard surfacing/built form, containers and fencing the park would still retain its overall open nature,
- Fencing would complement the existing fencing,
- Additional built form should be balance this against the social/health benefits,
- If permission is granted the proposal should have a management plan covering:
  - Hours of operation: summer 0900-2100, winter 1000-1700,
  - Noise disturbance should be considered,
  - Fencing to the cycle facility should be roust and resistant to vandalism,
  - Knee high fencing should be provided around the entire park/wood to deter motorcycles on to the overall park and the cycle track,
  - Construction management including hours of operation, daily construction site maintenance, wheel washing, re-instatement of any damage to the playing fields,

### 5.2.2 Residents' Association

- The Cray area(s) are recognised as areas of deprivation with associated health issues,
- Proposal would provide a much-welcomed family activity area, encouraging outdoor sport and activity for a healthy lifestyle,
- Proposal would form a new cycle, offering future opportunity for events,
- Proposed wildlife area would encourage learning of wildlife,

## 5.3 C) Adjoining Occupiers

### 5.3.1 Support

#### 5.3.1.1 General (addressed in Section 7.1, 7.2, 7.3)

- No objection in principle,
- Principle of a facility for young people is supported
- Proposal would provide a facility to help with youth work, social care and would promote healthy lifestyle and a positive active way for young people to congregate rather than hanging around,
- Proposal would help the Council to meet the cycling mode share in its transport strategy,
- Proposal would provide a safe play and exercise space; away from roads/traffic and without risk of theft of bicycles,
- Proposal would encourage and support the positive use of the park for the majority; reducing antisocial behaviour by the minority disrupting it for everyone else,
- Proposal would provide a sense of pride and community,
- Proposal would be closer than the nearest bike track at Gravesend,
- Measures should be included to deter antisocial behaviour and vandalism,

### 5.3.2 Objection

#### 5.3.2.1 General (addressed in Section 7.1, 7.2, 7.3)

- Application details (drawings – blue dotted line) is unclear,
- No public consultation/community engagement or little notice of the consultation event prior to the planning application and was mainly internet based,
- Unclear if the facility would be free to use,
- No guarantee the development would be well used (properly used) and could become disused/derelict,
- Orpington Rugby Club's buildings could be repaired and used instead of shipping containers,
- Development could affect property values,
- Proposal would exacerbate existing antisocial behaviour in the park,
- Motorbikes already ride across the playing fields causing antisocial behaviour and damage; unchecked by the Police,
- Proposal would encourage illegal motorbike riding,

- Design/layout of the track would not discourage persistent motorcyclists,
- Lack of fencing would allow unauthorised access,
- Proposal is unnecessary and not needed,
- Proposed orchard may improve the maintenance of trees/light to neighbouring properties,

#### 5.3.2.2 **Design and landscaping (addressed in Section 7.4)**

- Shipping containers would look industrial and unattractive,
- Proposal would be an eyesore,
- Containers could be placed in the existing walled structure,
- Removal of fencing would improve appearance,

#### 5.3.2.3 **Residential Amenities (addressed in Section 7.5)**

- Antisocial behaviour (noise, litter, loitering, motorbikes) is already increasing,
- Proposal could encourage antisocial behaviour and the park would be less attractive for majority of users,
- Additional antisocial behaviour would discourage children from using the existing park/playground etc.
- Facility should be positioned further away from neighbouring dwellings,
- Proposal would detract from views of the park, including from commemorative benches,
- Existing trees have not been maintained and block light to neighbouring properties and damage neighbouring fences,
- Proposed orchard (close to Chorleywood Crescent) may block light to neighbouring residents,
- Proposed orchard would not block sound and noise,
- Law enforcement should patrol the area now and upon construction to maintain order,

#### 5.3.2.4 **Highways and parking (addressed in Section 7.6)**

- The proposal would increase footfall and traffic,

### 5.4 **D) Other**

#### 5.4.1 Clarion Futures (Charitable Foundation – providing funding to the project)

The proposal has involved the Metropolitan Police's St Mary Cray Safer Neighbourhood Team consultation with local primary schools; "identifying diversionary" activities that could take place in order to prevent anti-social behaviour, and consultation with local partners including Bromley Youth Service, Cray Forum. The proposal would offer families, young people, people with disabilities and adults the chance to learn how to ride safely, offer a space for fun activity and educate children and young people around the safe and responsible use of non-motorised bikes. Similar projects such as Lordship Recreation Ground in Haringey is well used and well supported and has provided a huge benefit to the local area. The Hoblingwell proposal will have a minimal impact on existing users

and local residents, the introduction of a facility will increase footfall and reduce anti-social behaviour and will offer the opportunity for local services to directly engage with young people who lack facilities to occupy themselves in the local area.

## **6. POLICIES AND GUIDANCE**

### **6.1 National Policy Framework 2019**

### **6.2 NPPG**

### **6.3 The London Plan 2021**

D4 Delivering good design

D8 Public realm

G6 Biodiversity and access to nature

G7 Trees and woodlands

SI13 Sustainable drainage

T1 Strategic approach to transport

T5 Cycling

T6 Car parking

### **6.4 Mayor Supplementary Guidance**

Providing for Children and Young People's Play and Informal Recreation (2012)

Accessible London: Achieving an Inclusive Environment (2014)

Sustainable Design and Construction (2014)

Shaping Neighbourhoods: Character and Context (2014)

### **6.5 Bromley Local Plan 2019**

20 Community Facilities

21 Opportunities for Community Facilities

26 Health and Wellbeing

30 Parking

32 Road Safety

33 Access for all

37 General Design of Development

55 Urban Open Space

57 Outdoor Recreation and Leisure

58 Outdoor Sport, Recreation and Play

60 Public Rights of Way and other Recreational Routes

69 Development and Nature Conservation Sites

70 Wildlife Features

70 Protected Species

73 Development and Trees

74 Conservation and Management of Trees and Woodlands

77 Landscape Quality and Character

79 Biodiversity and Access to Nature

116 Sustainable Urban Drainage Systems

119 Noise Pollution

122 Light Pollution

123 Sustainable Design and Construction

## **6.6 Bromley Supplementary Guidance** SPG1 – General Design Principles

### **7. ASSESSMENT**

#### **7.1 Procedural matters**

- 7.1.1 The application details are clear and allow the public to view and consider the proposal and the Council to determine the planning application. The Council shall assess the application as shown and put before it and cannot consider other matters or elements not shown within the application details.
- 7.1.2 The Council publicised the application in accordance with its adopted standards including writing to neighbouring properties directly abutting the application site, displaying site notices and publishing press advert.
- 7.1.3 The effect of new development on property values is not a material planning consideration.
- 7.1.4 The other matters raised in representations are noted however they are either not material planning considerations and/or they do not alter the Council's conclusions.

#### **7.2 Principle and location of development**

- 7.2.1 The site lies within an area of Urban Open Space (UOS) where development may be acceptable subject to certain provisions/criteria and this will be assessed in further detail. The proposal is subject to an assessment of the impact on the appearance/character of the site, the surrounding area, the residential amenity of adjoining occupiers, car parking and traffic implications, heritage and ecological impacts.

#### **7.3 Urban Open Space – Acceptable**

- 7.3.1 The primary purpose of Urban Open Space (UOS) Policy is to protect the open character of the smaller open spaces within otherwise built up areas to preserve the open contribution that they provide in these areas and any new development on them is subject to careful consideration and certain specified parameters.
- 7.3.2 According to the application details and site observations the application site includes a miscellaneous hard surfaced area, adjoining the existing playground area and hard surfaced multi-use games area (MUGA), and part of the grassed area directly to the north of the MUGA, although it does not appear to form a formally laid or marked out sports pitch or playing field. Indeed, Sport England advises that the application site is not capable of forming part of a playing field itself due to its size, shape and the fact that a footpath crosses it and as such Sport England is satisfied that the proposed development meets exception 3 of its playing fields policy i.e. that it would not result in the loss of a pitch, the reduction in size of a pitch or otherwise impede or prejudice the use of a pitch. Sport England raises no objection although recommends that British Cycling is consulted to ensure that the facility is built to an appropriate standard. Although British Cycling has been consulted it has not

commented and notwithstanding this, the Applicant/Developer can be advised of Sport England and British Cycling's design and construction standards.

- 7.3.3 The current proposal would provide some additional "built development" however it would primarily comprise a "playing surface" albeit in the form of a hard surfaced track. There would also be some other associated features such as the storage containers and ancillary items which would have some physical/built form and mass and may have a greater effect on openness than the surfaces. However, the track development and associated equipment/apparatus would be relatively low height and scale, and which would reduce its visual impact. The proposal would also introduce an area of orchard trees in the place of some of the existing grass area thereby strengthening and supporting the openness.
- 7.3.4 Notwithstanding this, the proposal would not result in the loss of open space, moreover it would reorganise and re-purpose some of the existing open space. The proposal directly relates to the existing allocated use of this land as a public recreation ground and it would continue to support outdoor sport and recreational use. The proposal would have a different visual appearance and impact than the existing grass area however it has been sensitively designed placing part of the track on an existing hard surfaced area, siting the storage containers closer to the existing built form, while still providing a functional cycle track.
- 7.3.5 For these reasons, and mainly because the proposed facility would be positioned on or close to the existing pitches/courts it would not unduly impair the open nature of this existing part of the site.
- 7.3.6 Although the proposal would remove some of the existing open grass space the space itself is in a relatively enclosed and less open part of the wider recreation ground. Furthermore, there are other more open areas of the recreation ground directly to the west and south east of the pavilion and playground area, that do not appear to form part of the formal sports pitches, and which have a more open character and more effectively perform that open role than the part for the proposed development and would remain open and available for the users of the open space. Furthermore, as the proposal would not be positioned on the formal sports pitches it would not occupy or compromise the use of the existing formal sports pitches. For these reasons there would be no conflict with Policy 55.
- 7.3.7 The application site does not lie within the Green Belt or Metropolitan Open Land (MOL) and therefore Policy 57 does not technically apply however, as concluded above, the proposal would nonetheless provide an appropriate sports/recreation facility.
- 7.3.8 There would be no complete loss of the sports/recreation facility and nonetheless the space to be reorganised/redeveloped would benefit from an improved facility that would be usable for a greater proportion of the year; thereby improving the quality and the consistency of its use, and as such there would be no conflict with Policy 58.

## **7.4 Design and landscaping – Acceptable**

- 7.4.1 Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 7.4.2 Paragraph 124 of the NPPF (2018) states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 7.4.3 Paragraph 127 of the NPPF (2018) requires Local Planning Authorities to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). New development shall also establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 7.4.4 London Plan and Bromley Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.
- 7.4.5 By its nature the proposed cycle track and its supporting features would have a different appearance within the wider recreation ground however the application site is large and the proposal would be comfortably accommodated within it and it would not appear overdeveloped or cramped in this respect. The track and supporting equipment/features would be low height and scale and would not appear unduly prominent within the recreation ground. Furthermore, it would be viewed in context to and in connection with the pavilion and other sports/play features. The proposed design and external materials would be appropriate to the function of the development and to the site and the proposed location of the development on the site. The proposed external materials could be managed by planning condition.
- 7.4.6 The proposal would involve the removal of some trees particularly near to the north eastern corner of the existing children's' playground however this would not significantly diminish the character and appearance of the site. The proposed tree planting would mitigate the tree removals and along with the proposed orchard area would overall maintain the landscape character of the recreation ground. There is no objection from the Council's Tree Officer subject to recommended conditions.

7.4.7 The Metropolitan Police Service audit identified potential issues and points for improvement at the recreation ground, such as the provision of a perimeter fence around the sports pitches and/or around the whole recreation ground to deter ongoing unauthorised motorcycle riding, harm to the public and damage to the pitches. As mentioned, the Applicant has omitted the initially proposed perimeter fencing mostly due to budgetary constraints (as the Applicant and the proposal is charity funded) and partly as it is not the object, responsibility or within the gift of this proposal to provide such a feature for the wider use and benefit of the recreation ground. Nonetheless the Council's Parks Department advises that it intends to provide perimeter fencing to the recreation ground under another project which would address this issue. Notwithstanding this, in relation to the proposed cycle track the Metropolitan Police advises that the proposal may seek to meet the aims and achieve Secure by Design accreditation in order to minimise the opportunity for crime and this could be managed by planning condition.

## **7.5 Neighbourhood Residential Amenity – Acceptable**

7.5.1 Policies 6 and 37 of the Bromley Local Plan seek to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.

7.5.2 The recreation ground is bordered by residential properties, the closest to the application being those in Chorleywood Crescent and Leasons Way. The current proposal would not change the use or function of the land which would continue to be a public recreation ground and it would not change its location. As such the land use (in planning terms) and the proximity to neighbouring properties would remain the same as the existing situation, although the particular activity carried out in this part of the recreation ground may change and would become more formalised by the proposed cycle track development.

7.5.3 Any new development is likely to have an effect on the neighbouring properties within the local area however the main consideration is whether that effect would be acceptable or not. Furthermore, planning system does not generally protect or preserve "views" (except for important strategic views) although the effect of new development on "outlook" is a material planning consideration. The proposed development would be visible from neighbouring properties; particularly those to the north in Chorleywood Crescent. Notwithstanding this the degree of separation; measuring approximately 45m at the closest point, together with the height and scale of the proposed structures and the existing and proposed trees and vegetation in between; and the proposed orchard trees themselves would not have a significantly harmful impact on the outlook of neighbouring properties through overbearing effect and it would not result in significantly harmful overshadowing. Given that the proposed surface would be at or close to the existing ground level and would be screened to an extent by existing and proposed trees and vegetation it would be unlikely to lead to additional significantly harmful overlooking.

7.5.4 The land would continue to be used for sports and recreation; this would inevitably involve a level of noise, and this is to be expected at sites such parks and recreation

grounds, with the informal social sports and play activities and the formal/organised sports such as rugby and football. Indeed there are existing sports courts/pitches including the hard surfaced MUGA and grass rugby/football sports pitches near to the existing residential properties with some noise effects such as the bouncing of balls against the ground surface and the fencing, voices/calling and whistles and other general sporting and playing sounds. The proposal would introduce some additional hard surfacing, although some of it is likely to be a cushioned “soft-play” type surface, however it would nonetheless not differ significantly from the use of the current MUGA and other sports pitches and areas around the recreation ground in this respect. Notwithstanding this, a management plan detailing the operation of the facility could be secured by planning condition as necessary.

- 7.5.5 The application details do not indicate lighting for the track, and this could be managed by planning condition as necessary.
- 7.5.6 Notwithstanding representations received the proposal would not necessarily directly lead to additional antisocial behaviour as compared with the existing playground/MUGA and grassed areas of the application site. Indeed, as mentioned in some other representations, there is the use of the land and activity and associated surveillance may discourage antisocial behaviour.
- 7.5.7 On this basis with the use of appropriate planning conditions the proposal, on balance, would not have an unacceptable effect on the residential amenities of neighbouring properties..

## **7.6 Transport: highways and parking – Acceptable**

- 7.6.1 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. The NPPF clearly states that transport issues should be considered from the earliest stage of both plan making and when formulating development proposals and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 7.6.2 The NPPF states that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.
- 7.6.3 London Plan and Bromley Local Plan Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan and Bromley Local Plan should be used as a basis for assessment.
- 7.6.4 The application site lies within the a relatively low PTAL 0-1a rated area although the access routes to the recreation ground lie within a 1b-2 rated area. Notwithstanding this, however, given the nature of the proposal and its location the users of the facility are likely to be from the local area, young and less likely to drive, and are likely to arrive on foot or by bicycle. Nonetheless there is a sizeable car park

within the recreation ground which would serve the application site and the proposed development, and the development is unlikely to have a significant impact on the highway or parking. Construction vehicles/plant/machinery should be managed during the construction period. There is no objection from the Council's Highway Department subject to recommended conditions/informatives.

## **7.7 Ecology and biodiversity – Acceptable**

7.7.1 The western part of the recreation ground, and specifically the woodland area known as Hoblingwell Wood, is a designated Site of Importance for Nature Conservation. As mentioned, the application site is a well maintained/manicured grassed area less likely to offer suitable wildlife habitat than the wooded areas and more roughly maintained grassed areas, although given its proximity and open nature it could still offer suitable foraging and commuting habitat for wildlife. The proposed meadow style landscaping, tree planting and orchard would provide improvements and gains for biodiversity and other biodiversity enhancements can be secured by planning condition. There is no objection from Natural England although it would be prudent to ensure that any demolition, site clearance and tree removals are carried out outside the nesting season and in accordance with Natural England's precautionary approach to ensure wildlife is not present and/or has the opportunity to leave in good time and the Applicant/Developer can be reminded of this by condition/informative.

## **7.8 Drainage and flooding – Acceptable**

7.8.1 The application site does not lie within an Environment Agency Flood Zone 2 or 3 (areas of highest risk). Although the proposal would provide some additional hard surfacing, reducing existing infiltration in that area, it would provide additional trees/landscaping which would assist in reducing run-off. It would also provide a Sustainable Drainage System (SuDS). There is no objection from the Council's Drainage Engineer subject to the recommended drainage condition.

## **8. CONCLUSION**

8.1 Having had regard to the above it is considered that the proposal would represent an acceptable form of development that would support outdoor sport and recreation and would not result in an adverse impact on the Urban Open Space. The development would not result in the loss of playing pitches and no objections have been raised by Sport England.

8.2 Given the nature and scale of the development, it is not considered that an unacceptable impact on the character and appearance of the recreation ground or wider area would result.

8.3 Subject to the recommended conditions, it is not considered that the development would have an unacceptable adverse impact on the amenities of neighbouring residential properties. No adverse highway impacts are anticipated and no technical objections have been raised regarding the drainage impacts of the scheme. Subject

to conditions, no adverse impacts are anticipated with regard to biodiversity or the SINC within the recreation ground.

Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

### **SUMMARY OF CONDITIONS AND INFORMATIVES**

#### **Standard Conditions**

1. Time limit of 3 years
2. Approved numbered drawings and documents

#### **Pre-commencement**

3. Existing ground levels and proposed slab levels
4. Tree Protection
5. Construction Logistics and Environmental Management Plan (PC17)
6. Secure by Design details and accreditation
7. Scheme for Surface Water Drainage (PC06)
8. Measures to Accommodate Construction Vehicles (PC16)
9. Business/Operational Management Plan

#### **Pre-occupation**

n/a

#### **Above Ground Works**

10. External materials including track surfacing to Sport England
11. Landscaping (hard and soft)
12. Boundary Treatments
13. Cycle parking details (AG12)
14. Signage details
15. Refuse/Recycling bin details
16. Biodiversity enhancements and precautionary approach to site clearance

#### **Compliance**

17. Wheel wash down facility
18. No external lighting
19. Hours of use

#### **Informatives**

1. Environmental Health compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008
2. Environmental Health contact if any suspected contamination
3. Guidance on preparing Community Use Agreements is available from Sport England.  
<http://www.sportengland.org/planningapplications/>
4. Natural England precautionary approach to site clearance/removal