

Replacement of 2-changing room sports pavilion and groundsman facilities

Bursledon Recreation Ground, Long Lane, Bursledon.

Full-Application

Design and Access Statement (DAS)



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1. Introduction and Background

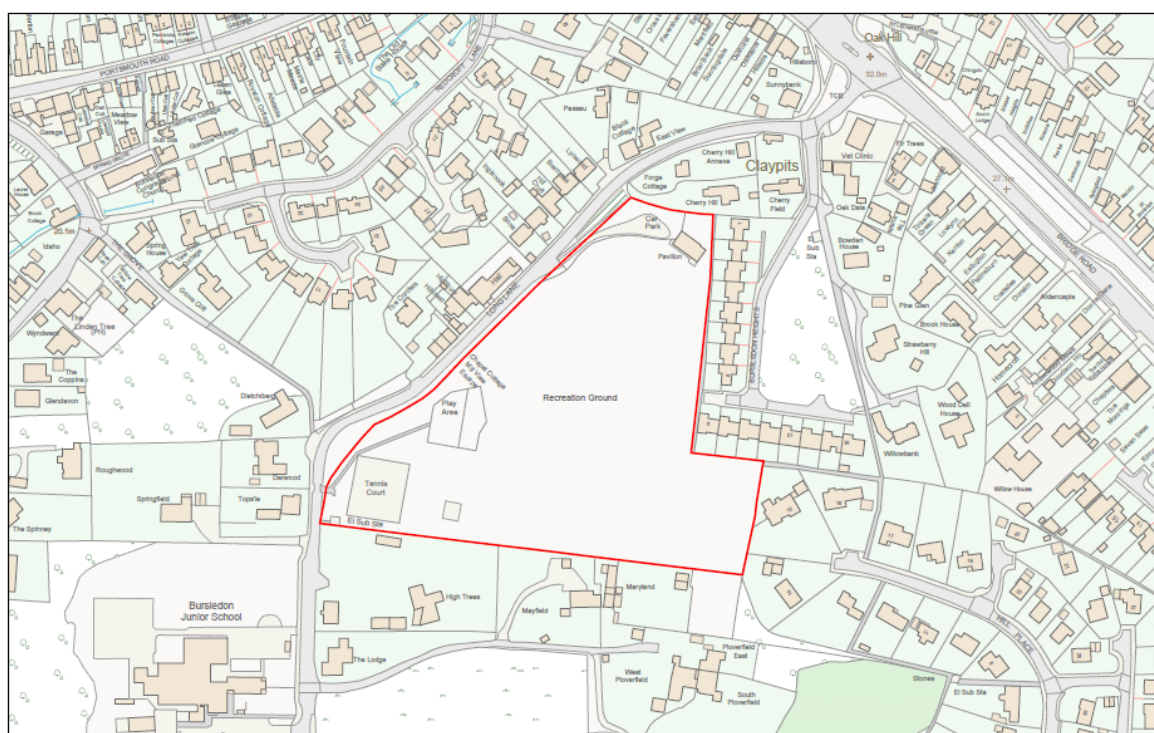
Bursledon Parish Council are pleased to share proposals to replace the existing 2 changing room pavilion and groundsman facilities at Bursledon Recreation Ground with a new 2 changing room pavilion and groundman facility.

The existing pavilion building is old, unsightly and energy inefficient, with maintenance costs increasing on an annual basis to maintain its compliance with the relevant legislation. In addition, the Parish Council ground staff's need for storage and operational space has exceeded the existing space available at pavilion, as they are transferred additional assets and Public Open Space (POS) from Eastleigh Borough Council.

The new facilities will provide community users of the Long Lane Rec sports pitches with enhanced changing, toilet and kitchen facilities as well as providing adequate welfare provision for Parish ground staff and adequate storage and operational space for grounds equipment, tools and materials.

2. Context

Bursledon Recreation Ground (also known as Long Lane Rec) is located off of Long Lane, Bursledon, with residential properties to the north and east of the site, Great Down Park and Bursledon Junior School to the south and Bursledon Village Hall to the West.



Bursledon Recreation Ground



Department:	Department
Date: 09/02/2023	Scale: 1:2500

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Bursledon Recreation Ground is approximately 3 hectares and consists of playing fields and public open space, including:

- A 2-changing room pavilion, with toilets, kitchenette and officials changing facilities.
- Groundsman shed
- 1nr 11v11 full size football pitch
- 1nr artificial cricket wicket
- Children's Play Park
- 2nr Tennis Courts
- Hardstanding gravel area providing informal car parking for approximately 12-15 cars (available for pitch hirers only)

The recreation ground holds village green status and resides within the Old Bursledon Conservation Area.

The sports pitches and changing facilities are hired by community sports clubs, with the tennis courts and play area used by local residents on an ad hoc basis.

Please see 'Location Plan' and 'Block Plan_Existing' attached for context, along with photos below providing context of the site.





3. Policy

3.1 Eastleigh Borough Council Planning Policy Guidance:

The applicant believes the following policies from the 2016-2036 Eastleigh Borough Local Plan are of direct relevance to this site and proposal. Where considered relevant, policies are referred to in brackets throughout the remainder of the DAS:

Policy S1, Delivering sustainable development, states: To be sustainable, new development in the Borough should: k. maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development to achieve an environmental net gain.

Policy S5, New development in the countryside, states: Planning permission will be granted for new development in the countryside provided it is related to:... outdoor recreation and open space (policies DM32 and DM33).

Policy S9, Green Infrastructure, states: Through new development and other initiatives the Borough Council will seek to achieve the provision, retention and/or enhancement of the following forms of multifunctional green infrastructure, including provision of: b. interlinked publicly accessible open space through new and existing development including for example formal sports facilities and informal amenity spaces and cemeteries (see policies DM32-DM34, Chapter 5 and detailed proposals in Chapter 6);

Policy DM1, General criteria for new development, states: All new developments should... d. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable).

Policy DM11, Nature Conservation, states: 5. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on priority habitats, protected or priority species, or on the local ecological network unless it can be demonstrated that: a. there are no alternative solutions;

b. the adverse effects are unavoidable; c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects; d. there is an overall biodiversity net gain; and e. if there are any residual adverse effects, the benefits of the development clearly outweigh the adverse effects on priority habitats, priority and protected species, and the local ecological network.

Policy DM12, Heritage assets states: The Borough Council will conserve and enhance the Borough's heritage assets through (iii) Restricting development likely to harm them or their settings through management of development proposals; and (iv) Encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and interpretation of the asset.

Development of a heritage asset or within their setting will be permitted provided: (i). it does not harm or detract from the significance or special interest of the asset and sustains and enhances its special character and qualities.

Policy DM32, Protection of recreation and open space facilities, states: 1. The loss of existing or allocated recreation and open space facilities, including those identified on the policies map, are only likely to be permitted in exceptional circumstances, where: c. the development is for alternative recreation or open space facilities, the need for which clearly outweighs the loss. 2. Development ancillary to the recreational use may be permitted on recreation sites provided that it does not adversely affect land forming part of, or capable of forming part of, a playing pitch/court/green. Any replacement provision should be made available for use prior to commencement of development.

Policy DM34, New and enhanced recreation and open space facilities, states: 1. The provision, extension or enhancement of public and private recreation and open space facilities or uses including those identified in policy DM32 above will be permitted provided that: a. they accord with the general development criteria and the biodiversity, and heritage policies of this Local Plan; b. in the countryside: i. new buildings will be limited to those ancillary to and essential for the use of the land for outdoor sport and recreation; and ii. development should not involve structures, flooding or activities that cause urbanisation or detract from rural character; c. they contribute to the management of, and where possible enhance the countryside and urban open spaces.

Other Policies and information which are relevant to this scheme include:

3.2 National Planning Policy Framework (NPPF): Paragraph 97 of the NPPF states that "Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

3.3 Sport England Playing Fields Policy (March 2018)

The proposals are also relevant to the Sport England Playing Fields Policy (2018) and believed to comply with exception 2.

Exception 2: The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

4 Design Principles

4.1 Concept (Policies S1, S5, S6 & DM12, DM32 & DM34; Sport England Playing Fields Policy – Exception 2)

Following consultation with client and stakeholder representatives, and pre-application advice from the Local Planning Authority (LPA), Sport England and the Football Association, a design concept has been developed that proposes to demolish the existing pavilion and groundman's shed and replace with modern, more sustainable building which meets end user requirements and is in keeping with the sites purpose and characteristics as a village green and within the Old Bursledon Conservation Area.

The proposals will ensure the site continues to meet the community sports facilities requirements of the local area, by providing enhanced changing and welfare provision for facility users to enjoy. This includes providing the necessary provision of facilities for the grounds staff and their equipment, to enable them to maintain Bursledon Recreation Ground and other facilities across the Parish.

The proposals do not constitute a change of use from the sites use as playing fields and there are no proposals for changes to the tennis courts, play area, sports pitches, access or car park as part of the application.

4.2 Layout Principles (Policy DM32 and DM34)

The pavilion design considers and is compliant with Sport England design guidance for changing rooms and pavilions.

In view of the site location and status - the design looks to provide dual purpose spaces to offer the necessary welfare facilities for ground staff and sports users to avoid unnecessarily increasing the building footprint. The times the users will require access to the facilities dovetail well to facilitate this, with ground staff requiring access on weekdays, and sports users requiring access on weekday evenings and weekends. Please see Site Plan, GA Plan and Elevations which accompany this application for details.

The proposed location of the new pavilion has been brought slightly south and west from the existing pavilions footprint, which has the benefit of increasing its distance from the tree canopy and root protection zones (RPZ's) on the north and eastern boundary of the site, as

well as increasing the distance of the building's footprint from neighbouring properties at Bursledon Heights, whilst not encroaching on the existing football pitch footprint. The area behind the existing building is currently used for ad hoc storage of equipment, materials and goals posts which can be unsightly for neighbouring properties. The proposals seek to formalise this arrangement with the installation of fencing to improve security of this area and also enhance outlook for neighbouring residents. Please see accompanying Site Plan showing the proposed location of the new building, with the existing building footprint shown outlined red for comparative purposes.

The revised location of the grounds staff works space onto the western side of the building provides much better access for maintenance vehicles and again moves this – and any associated noise further from neighbouring residential properties.

4.3 Elevations/External Finishes (Policy DM12)

Due to the building's location and the nature of its use – as grounds man facilities and changing rooms – security, privacy and not attracting anti-social behaviour are paramount considerations in the design. Accordingly, the building has no windows on its elevations. However, the design still seeks to ensure it is in keeping with its location within the Old Bursledon Conservation Area and neighbouring residential buildings.

The requirement for storage of large maintenance vehicles in the garage/workshop has meant a higher structure is required for this section of the building. Accordingly, composite timber effect cladding is proposed for this part of the building, in order to visually separate the two parts of the structure and delineate their functions by using two different facing materials.

Solar PV is proposed on the south facing roof space to maximise on-site renewable energy generation.

4.4 Landscaping (Policy S1, DM1 & DM11)

Four new small native trees are proposed to be planted to the south of the hardstanding gravel area to enhance the scheme and achieve a 10.27% Biodiversity Net Gain in Habitats (see 6.2 ecology for details).

5 Access

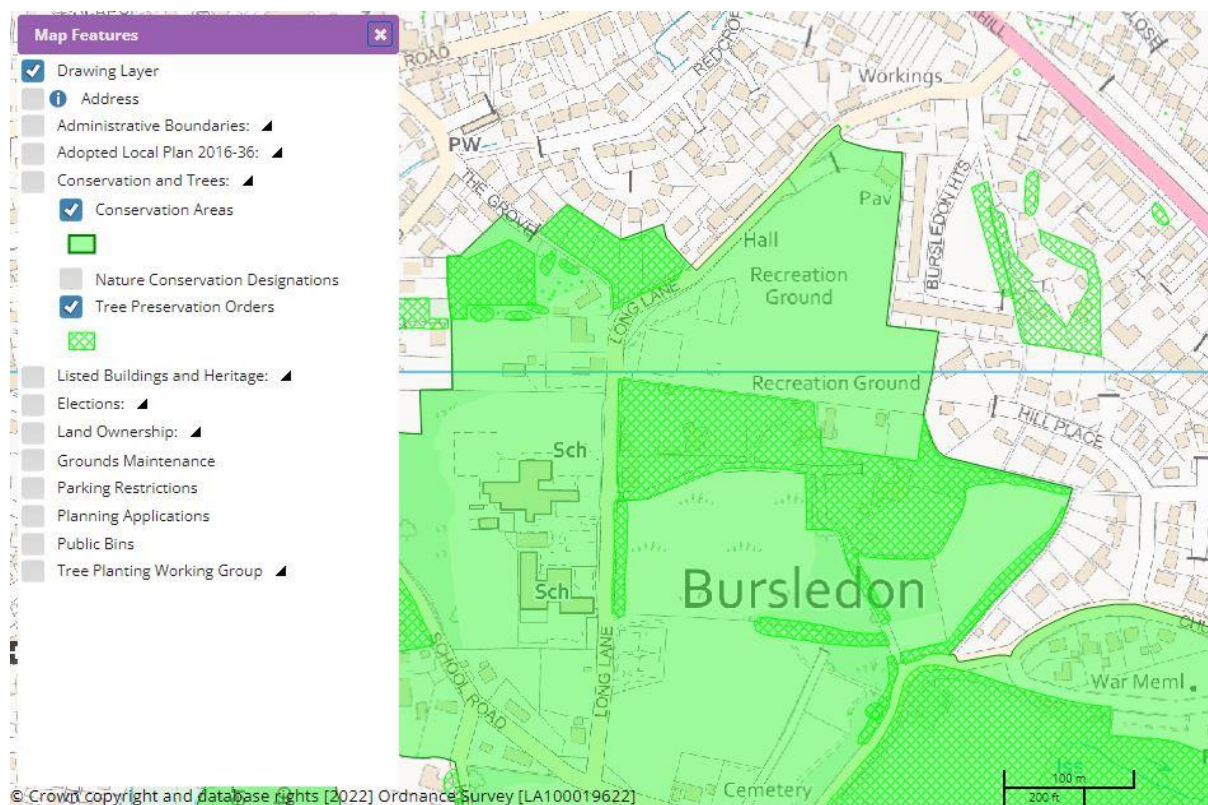
5.1 Traffic and Car Parking: The playing fields have existing vehicular access in the northwest corner of the site off of Long Lane. The existing car parking provision consists of a hardstanding gravel area, which has no designated/marked parking bays but holds capacity for approximately 12-15 cars. Existing peak time usage of the car park is Saturdays and Sundays in the football season (Sept – April) when the football pitch is in use. Car Parking is only permitted for hirers of the community sports pitches. The car parking capacity is mostly adequate during these peak usage times, with some users parking along Long Lane. The site's vehicular access is secured by a gate and height restriction barrier, which is kept locked at all other times to prevent unauthorised vehicular parking.

5.2 Pedestrian Access Footway (Policy S9): The site has an existing pedestrian access in the southwest corner adjacent to the tennis courts. No amendments to this access are proposed as part of the plans.

The proposals seek to replace existing facilities which support the sites existing use as playing fields and a village green. No additional sports pitch provision to that existing is proposed, therefore not creating additional traffic movements and parking requirements to those currently in existence. Accordingly, no amendments to existing car parking provision or vehicular or pedestrian access arrangements are included in the proposals, as there are no proposals to change the existing nature or scale of use on the site.

6 Environmental Considerations

6.1 Trees (Policy DM 1): Policy DM1 states that a proposal should “not involve the loss of or damage to trees, woodlands... unless they can be replaced with features of equivalent or enhanced value”. A tree survey and tree constraints plan (attached) has been produced for the trees in proximity to the proposed development to help inform design. These trees are not subject to TPO’s but do form part of a conservation area (see GIS Map image below).



The canopies of the existing trees have overgrown the footprint of the existing building. The new design layout moves the building footprint south and west in order to deliver the project outside of the root protection zones (RPZ's) of the existing trees on the northeast boundary of the site so that no trees will be lost or negatively impacted by the development proposals.

Care will need to be taken when demolishing the existing building and during the construction phase. Supporting the application is a Tree Survey and Arboricultural Development Statement (ADS) which demonstrate how the existing trees and their RPZ's will be protected during the development.

6.2 Ecology (Policy S1, DM1, DM6, DM11): A preliminary ecological assessment (PEA) was undertaken on 13th March 2023 by qualified ecologists from Ecosupport. The PEA is attached for information which provides a number of recommendations to help inform design and recommended practice during construction to minimise impact on any surrounding habitat. The primary finding was the existing buildings low potential for roosting bats. Accordingly, a single Phase II bat emergence survey was recommended and undertaken on 2nd May 2023 in line with best practise guidance and no emergences were recorded from the building. This report accompanies the application.

The proposals include bat brick and swift nest boxes in the buildings gable ends, as recommended by the PEA.

In line with EBC Planning Policy (DM11 4.d) the scheme seeks to achieve an overall Biodiversity Net Gain (BNG) of over 10%, with an enhanced landscaping scheme on the site. A BNG assessment report supports the application demonstrating that 10.27% Biodiversity Net Gain will be achieved through the planting of 4 native trees.

6.3 Noise: A temporary noise impact is to be expected during the period of demolition and construction due to the use of heavy machinery required. It is proposed that works only take place between the hours of 8:00 and 18:00 Monday to Friday and 8:00 – 13:00 on Saturdays.

A noise impact assessment to assess the possible noise impact on the local residential properties as a result of the development is not deemed required. The proposals are for the replacement of existing facilities on a very similar footprint, with no increase in proximity to the nearby residential properties on Bursledon Heights to the east and Long Lane to the north of the site. With no material change in the scale or nature of usage of the site as a result of the development, it is not considered that the development will result in any difference in noise generated from its existing use as playing fields.

6.4 Lighting (Policy DM34): No additional lighting, temporary or permanent, forms part of the development proposals. This aligns with policy DM34 guidance by avoiding an urbanising effect that would impact negatively on biodiversity.

6.5 Flood Risk and Drainage: The application site is in flood risk zone 1 and therefore a flood risk assessment is not deemed required. As requested by the LPA ecologist at pre-app stage, a drainage strategy has been prepared to support the application.

6.6 Construction Methodology: Given the proximity of the development to mature trees and residential properties, it is proposed that a Construction and Environmental Management Plan is conditioned as part of this application, to satisfy the local planning authority that these issues have been fully considered and will be managed in accordance with best practice guidance and the relevant BS standards, such as BS5228 "Code of practice for noise and vibration control on construction and open sites" and the Institute of Air Quality Management's "Guidance on the assessment of dust from demolition and construction".

7 Consultation

Local Planning Authority: An application for pre-app advice was submitted to the LPA, Eastleigh Borough Council, on 3 July 2023 providing floor plans and elevations of the proposed scheme along with supporting information including a design and access statement, preliminary ecological assessment, and tree constraints plan. Feedback was received in September 2023 with regards to principle, design and planning policy. Specific responses were also received from ecology, trees and heritage.

Stakeholder Consultation: Consultation also took place with various key stakeholders throughout the design process to discuss proposals and inform designs. Stakeholders have included:

- Bursledon Parish Council (BPC),
- Sport England
- Hampshire FA (HFA)
- England and Wales Cricket Board (ECB),

Consultation feedback was collated and considered by the design team, and the design updated accordingly, as referenced throughout this document.

8 Summary

The proposals have been developed with the aim of fulfilling the client and users' specific requirements by replacing an old pavilion which is no longer fit for purpose and beyond renovation. The new facilities will provide community users of the Long Lane Rec sports pitches with enhanced changing, toilet and kitchen facilities as well as providing adequate welfare provision for Parish ground staff and adequate storage and operational space for grounds equipment, tools and materials.

The project aims to meet its objectives, whilst retaining continuity of use for existing users of the site, and integration into the existing setting within Old Bursledon Conservation Area. The proposals seek to avoid removal or damage to existing trees and achieve an overall BNG of over 10% with some supplementary planting.

In conclusion, the proposed development represents a valuable community facility, that will provide a high-quality space for both formal and informal recreation for the local community it will serve.