

Design & Access statement

VT Sports Ground

Cricket Changing rooms

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Introduction

The VT Sports Ground is located on Portsmouth Road in Old Netley, Hampshire, and offers existing recreational facilities including football, cricket and outdoor bowls for all ages.

The club is extremely popular within the local community and it has been a successful and viable sports ground but requires better facilities and general modernisation to meet the existing needs as well as enabling sustainability and growth.

There have been new developments in the local area which increases the local population and need to sustain nearby recreational and social areas and facilities.

The site has been carefully appraised to look at the different options for improving the facilities and it has been decided that early erection of a cricket changing rooms is required to meet the needs of the cricket club.

The current pavilion and ancillary facilities on the site are well used. However, the current facilities do not allow for cricket changing rooms and therefore players have to either arrive fully changed, or change at the edge of the playing space with no privacy and exposed to weather elements. This does not easily attract new users to the site/club nor even meet the current users needs.

This document considers the best possible location for the proposed cricket changing rooms.

It should be noted at this stage that precedent has been set by the erection of a Cricket pavilion on the site and that this application proposes the erection of a changing rooms adjacent to the same location.

The Brief

To apply for planning permission for the erection of pitch side Cricket Changing rooms on site.

The mission of the applicant is 'To provide a sustainable, multi-use sports and social facility serving members, the local residents and the wider local community'.

The aims and objectives are:

- ♣ To encourage children and adults (male & female) of all abilities, including some disabilities, to participate in a variety of sports and activities that are locally provided and easily accessible;
- ♣ To be a high quality multi-use sports facility providing for all sectors of the local and wider community;
- ♣ To ensure the site remains a viable & long-term sustainable but not-for-profit venue for sports and social activity;
- ♣ To become the venue of choice for local residents for a variety of activities and sports in a quality, fun and safe environment;
- ♣ To offer quality coaching in a variety of sports, including outdoor disability sports and to provide a talent pathway for children and adults to allow them to fulfil their sporting potential and aspire to the highest level of competition.

Site location – VT Sports Ground

The VT Sports Ground is located on Portsmouth Road, SO19 9PW in Old Netley, Hampshire on the north side of Portsmouth Road.



Planning Policy

THE COUNTRYSIDE (1CO)

Countryside Objectives

The Council is keen to protect and enhance the countryside within the Borough and the policies in this chapter provide the means by which the protection of the countryside can be achieved. In particular the Council aims to:

- protect the countryside from inappropriate development, whilst accommodating genuine development needs
- improve opportunities for access to the countryside and other appropriate outdoor recreational facilities, particularly by means other than the car
- facilitate more positive management of those areas in which agricultural activity may be in decline.

The proposal improves the experience and enjoyment of the countryside at an outdoor recreational facility that is within a distance that can be managed on foot, bicycle and public transport.

PROTECTION OF THE COUNTRYSIDE

The Council recognises that the countryside is important for many reasons including agricultural production, landscape value, providing a setting for our towns and villages, recreational provision, nature conservation interest and for its own sake. However, the countryside is a diminishing resource and there is a need to be particularly vigilant about its future use.

Planning permission will not be granted for development outside the urban edge unless:

- i. it is necessary for agricultural, forestry or horticultural purposes and a countryside location is required; or
- ii. it is for an outdoor recreational use or is genuinely required as ancillary to such a use and does not require the provision of buildings, hardstanding or structures which, are of a form, scale or design which would demonstrably harm the character of the locality; or
- iii. it is essential for the provision of a public utility service or the appropriate extension of an existing education or health facility and it cannot be located within the urban edge; or
- iv. it meets the criteria in the other policies of this Plan.
The extension of private gardens into the countryside will not be permitted.

For the purpose of this Plan all land outside the defined urban edge is classified as countryside.

The proposal has been carefully designed to ensure that it adds architectural merit through the provision of a single storey, timber frame cricket changing rooms that will be in keeping with the existing cricket pavilion and enhance this outdoor recreation site.

THE COUNTRYSIDE (18CO)

Development which fails to respect, or has an adverse impact on the intrinsic character of the landscape, will be refused.

The proposal will enhance the site adding, in an unobtrusive and in character way, definition of the site's purpose as an outdoor recreational area.

35.ES

Planning permission will only be granted on land which is known or suspected to be contaminated if the applicant can provide sufficient information to adequately demonstrate that the land can and will be remediated to a standard suitable for the proposed end use and will ensure that the risk of pollution of controlled waters is minimised.

The site is an existing recreational sports ground and does not contain contamination. A sustainability statement is included in this document in connection with the minimisation of future pollution.

36.ES

Permission will be refused for proposals which do not incorporate well designed lighting, where lighting is necessary. Lighting should be concentrated in those areas where it is required and spillage, either horizontally or vertically, should be minimised. The size and design of the lighting columns should not detract from the character of the locality.

Lighting will be only required to illuminate the interior of the cricket changing rooms as appropriate and necessary together with security lighting, illuminated only when necessary, enabling safer access and egress to and from the changing rooms / car park.

149.OS

The Borough Council will support proposals to develop new facilities and the enhancement of existing playing field facilities, including the provision of all weather pitches, subject to their scale, siting and design conforming with policies for the protection of the environment.

The proposals are for an appropriately timber frame, single storey, flat roof, cricket changing rooms that will sustain sporting activity on an existing recreational playing field site.

The proposed building takes a modern build approach to create a traditional style building that will be sustainable, attractive, extremely useable and in keeping with the existing cricket pavilion.

The site has an existing use for sporting and recreational activities with an established vehicular and pedestrian access to the site. The Cricket Changing rooms will be centrally positioned on the 13-acre site, away from the boundaries with neighbouring residential properties and adjacent to existing structures.

Layout

The layout has been carefully designed to maximise the positioning of the proposed changing rooms, as well as maintaining the openness of the site.

Appearance

The materials used for the proposed cricket changing rooms building uses a simplistic but effective approach to the architecture being created.

Statement of Community Involvement

The mission of the applicant is 'To provide sustainable, multi-use sports and social facility serving members, local residents and the wider local community'.

The aims and objectives of VT Sports are:

- ♣ To encourage children and adults of all abilities, including some disabilities, to participate in a variety of sports and activities that are locally provided and easily accessible;
- ♣ To be a high quality multi-use sports facility providing for all sectors of the local and wider community;
- ♣ To ensure the site remains a viable & long-term sustainable but not-for-profit venue for sports and social activity;
- ♣ To become the venue of choice for local residents for a variety of activities and sports in a quality, fun and safe environment;
- ♣ To offer quality coaching in a variety of sports, including outdoor disability sports and to provide a talent pathway for children and adults to allow them to fulfil their sporting potential and aspire to the highest level of competition.

The current pavilion and ancillary facilities on the site are well used. However, the current facilities do not allow for changing facilities and

therefore players have to either arrive fully changed, or change at the edge of the playing space with no privacy and exposed to weather elements. This does not easily attract new users to the site/club nor even meet the current users needs.

This proposal is an ideal opportunity to enhance and provide a more complete multi-use sports and social facility that is utilised by all sectors of the community and therefore becoming a hub for social and recreational sporting activity.

Current Use of the VT Sports Ground

Cricket

On site is Old Netley & Highfield Cricket Club that caters for all age groups from under nines to adults and competes in the Hants Cricket League (2 teams), Southampton evening Cricket League (1 team) & a women's soft ball cricket team. The well-maintained wicket has been used for Hampshire County Seniors (over 50, over 60 & over 70s) inter county matches, Hampshire Regional Performance Centre age group matches (U12 – U15) and Hampshire age group (U12 – U15) representative inter district matches. It has also supported local senior school (Oasis Academy Sholing) in hosting their school games on site as well for a number of years. Currently Old Netley & Highfield Cricket Club has approx. 50 adult members and in excess of 30 junior members.

The Club participates in the All Stars & Dynamos Cricket coaching programme for children aged 7-12 years. Due to the development and management of the club's adult and junior sections, the club is well regarded by the Hampshire Cricket Board.

Football

The football club (Sholing FC) has a large adult and junior membership. Currently there are some twelve teams with over 300 members training and playing out of the VT Sports Ground site in the various U18 and women's leagues within the FA sanctioned development structure. The No1-football pitch meets the required Southern League Premier South standards. There are two full size football pitches and additional mini football pitches on the site.

Bowling

Old Netley Bowls Club, established for over 50 years, currently serves the local community, enabling its members to bowl throughout the summer months. Members of the bowls club undertake Bowling Green maintenance. However, sustainability and growth of bowls is intrinsically linked to the sustainability of cricket and football on site for the maintenance of the whole site.

Pigeon Club

VT Pigeon Club operates from a clubhouse on site where it has been in operation for over 20 years. Although having a small membership, it provides a vital social and accessible amenity for the local community.

Pre- Application Submissions/ Meetings

The applicant would very much like to liaise with the Local Authority and would welcome the opportunity to meet with and discuss the future planning application.

Transport statement

Access:

The existing vehicular & pedestrian access will be utilised.

Vehicle Parking:

The site has an existing vehicular and pedestrian access, as well as formal and informal on site parking and turning facilities. There are currently 20 parking spaces on an existing hard standing area and 50 on grassed area used for overspill.

Public Transport:

The site is located in close proximity to main bus connections, with a bus stop adjacent to the site entrance.

Energy Resources Statement

A widely accepted definition of sustainability is “development which meets the needs of the present without compromising the ability of future generations to meet their own needs”

The building will consider the following:

Use of responsibly resourced materials, those with a low embodied energy and recycled materials

Best use renewable energy sources to meet use energy requirements.

Projected use of VT Sports Ground

Changing rooms

New Changing rooms is desperately required, not only to meet current demand, but to cater for sustainability and growth of outdoor sports activity. Providing space for players and official's accommodation to meet the needs of cricket, the changing rooms facility would provide a more private and pleasant environment for all users of the playing facilities.

Cricket

Old Netley & Highfield Cricket Club has been fast growing over the past 5 years – the standard of cricket now demands an appropriate pitch-side changing rooms facility, providing protection from the elements for players and officials when changing attire. Hampshire Cricket Board have expressed interest in increasing the use of the ground for County age-group inter County matches as have the County Seniors Cricket Club and disability cricket with similar objectives if the changing room facilities are established.

Football

Although well established, the football club has ambitions to offer more opportunities in girls and ladies. Better facilities are also required to allow quality coaching and development of the most talented players to ensure a long-term flow of players into the adult clubs.

Bowls

Development and sustainability of the bowls area will continue to provide for the sport locally. The sport of bowls is increasingly open age and not just a sport for the older generation. Expanding the age profile of the membership and therefore sustainability for the future is directly linked to the sustainability of the whole VT Sports Ground site.

Social Activities

It is envisaged the facility could also be utilised for health and well being activities not directly involved in the above sports and for off school site education purposes.

Conclusion

The VT Sports Ground site currently provides for sporting activity and social activity linked to health and wellbeing. However, if permission for this proposal is denied, the sustainability of the site for these activities will be questionable. The current facilities will worsen further and the members of the sports clubs that choose to remain through this period of deterioration will

not be in a position to maintain the whole site to an acceptable standard. The likely impact of not granting permission is the closure of the site to these activities in the future.

If permission is granted in a timely manner, sustainability and further opportunities for the ongoing future of the site and the sporting activities taking place there can be viewed in a more positive light.