

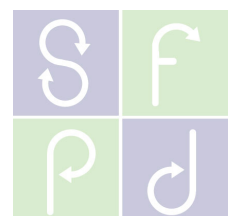
DESIGN AND ACCESS STATEMENT

Proposed Development

At

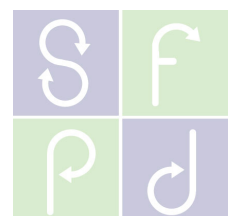
Places Eastleigh
Passfield Avenue
Eastleigh
HANTS. SO50 9NL.

Dated 19.07.2024



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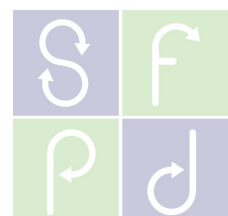


1.0 Introduction

1.1 This Design and Access Statement accompanies an application for full planning permission submitted to Eastleigh Borough Council for the construction four outdoor padel courts with open sided canopy structure, LED floodlighting, access pathways, perimeter fencing and associated works.

1.2 The Statement is structured in accordance with the advice set out in Circular 01/2006 'Guidance on Changes to the Development Control System' and the guidance contained in the CABI publication 'Design and Access Statements'. Accordingly, the Statement is structured as follows:

- Assessment
 - *Physical*
 - *Social*
 - *Economic*
 - *Planning Policy*
- Involvement
- Evaluation
- Design
 - The Proposal*
 - *Use*
 - *Amount*
 - *Layout*
 - *Scale*
 - *Landscaping*
 - *Appearance*
- Access
- Conclusion



2.0 **Assessment**

- 2.1 This section of the Statement assesses the site's immediate and wider context in terms of physical, social and economic characteristics and relevant planning policies.

Physical

- 2.2 The application relates to an outdoor area of land at Places Eastleigh Leisure Centre.

The Places For People Leisure Management Limited proposal is to convert part of an outdoor grassed recreational area to form four floodlit outdoor padel courts with open sided canopy structure, access pathways and perimeter fencing.

The Leisure Centre currently has four floodlit tennis courts (over-marked with three netball courts) three existing floodlit five-a-side areas and one existing floodlit full size 3G pitch.

The outdoor natural grass recreational area lies within the heart of an established Leisure Centre. An asphalt pathway with car park beyond is present to the North, asphalt pathway with asphalt car park to the East with residential dwellings beyond, grassed recreational area to the West, grassed recreational area and access pathways with the main Leisure Centre buildings beyond to the South.

The proposed four floodlit padel courts and open sided canopy structure will be fully screened to the South by the presence of the Leisure Centre buildings. Spill light from the floodlighting to be reduced to the North by the installation of wind break membrane to the perimeter fencing 4.0m high. The open sided canopy will permit views through the structure from all directions.



The four new floodlit padel courts and open sided canopy will be partially visible to the residential dwellings to East.

- 2.3 Car parking is available at Leisure Centre for four hundred and sixty-three cars including sixteen disabled spaces.

There are thirteen motorcycle spaces and thirty-eight cycle spaces on site.

Provision for additional cycle parking spaces can be accommodated within the Padel court area.

Social

- 2.4 The site is excellently located to serve a considerable local population who can easily access the site by foot, cycle or car.
- 2.5 In terms of impact on the wider area this is likely to relate to the effect of the development on the character and appearance of the area and the limited impacts associated with increased activity.

Economic

- 2.6 The benefits of the site and the proposed development derive largely from the sporting and recreational value rather than economic value.

Nonetheless the facilities available provide an invaluable asset to the local population who will be provided with inexpensive and improved recreational facilities immediately on the doorstep and without presenting the need to travel.

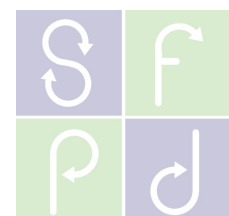


Planning Policy

- 2.7 National Planning Policy is now contained in the National Planning Policy Framework (NPPF) published in March 2019. This now supersedes the provisions of PPG17. NPPF sets out twelve Core Planning Principles, one of which is to *“take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.”* [paragraph 17]
- 2.8 NPPF also acknowledges that *“The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities”* [paragraph 69]. It recognises the benefits of social, cultural and recreational facilities to a community and seeks to facilitate their protection and enhancement. Paragraph 70 seeks to ensure that (inter alia) facilities and services are able to develop and modernise in a way that is sustainable and allows them to continue to provide those services. It also asks Councils to plan positively for the provision of community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments and to guard against the unnecessary loss of valued facilities and services.
- 2.9 Local Planning Policy is contained within the Eastleigh Borough Local Plan 2016 – 2036 and the Supplementary Planning Documents.

Generally the local planning policy can be summarized as follows :-

All development should represent high quality design which demonstrates high levels of environment awareness and contributes to climate change mitigation and adaption.



Development proposals for lighting schemes should not have a demonstrably harmful impact on residential amenity or biodiversity.

The Eastleigh Borough Council advocates the provision of facilities to improve the health and the quality of life within the Community.

This vision is consistent with Central Government policy either expressed directly or through Sport England.

The construction of four floodlit padel courts with an open sided canopy represents an improvement to existing sporting and recreational facilities at the Leisure Centre.

The four padel courts are each dimensioned 20.0m long x 10.0m wide internally with open sided modular canopy structure and perimeter access pathways and fencing of as indicated within the layout drawings.

The four padel courts will be mainly used for junior and adult social and competitive play, development and coaching for padel tennis.

The padel courts have been sensitively designed to have the minimum effect on the character of the area with the new perimeter glazed walls and fencing comprising 3.0m high toughened glass to the end walls and to 4.0m long return sections to both side walls with 1.0m weld mesh panels (RAL 9005) above and 3.0m high weld mesh panels to the remaining section.



Toughened glass and weld mesh panels will be fixed off 100mm x 50mm green (RAL 6005) rectangular hollow section fence posts (4.00m high to end walls including the 4.0m long returns and 3.0m high to intervening side wall weld mesh sections). Clear opening entrances 2.00m high x 2.00m wide will be incorporated to each side wall at the centre line position. The new all weather synthetic turf playing surface will be single tone dark blue with white court markings.

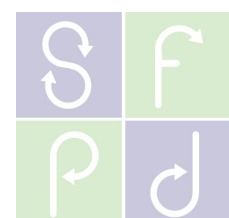
The new porous asphalt padel court sub-base construction will comprise two layers of porous asphalt 65mm depth with a free draining aggregate sub-base 300mm depth which incorporate existing perimeter drainage below the playing surface. Access pathways will be constructed around and between the four padel courts linking to the maintenance access road.

Planting will be increased to the North and South with Yew hedging and shrubs.

The open sided modular canopy structure is 6.5m high to the eaves and 9.3m to the apex with four number 200mm x 200mm supporting outer and dividing columns (all RAL 6005) with single layer roof membrane (colour white) above galvanised steel lattice roof trusses fixed to an outer or dividing eaves beam.

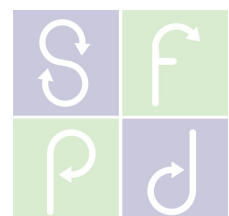
As such careful consideration of the proposed LED floodlighting installation comprises six 360 watt panel type fittings with front and rear within the open sided canopy structure has been undertaken to ensure that spillage and glare will not pose a problem to adjacent residential dwellings to the East. The proposed LED floodlighting has been specifically designed in order to reduce sky glow and spillage to adjacent domestic properties. Each padel court will be turned off when not in use.

The floodlighting scheme has been designed to have the minimum effect on the character of the area with the LED fittings mounted to the internal eaves of the canopy structure



Eastleigh Borough Council advocates the provision of facilities to improve the health and the quality of life within the Community. This vision is consistent with Central Government policy either expressed directly or through Sport England.

- 2.10 The proposals perform well when assessed against all of these policy objectives promote and increase the sporting and recreation facilities at Eastleigh Leisure Centre.

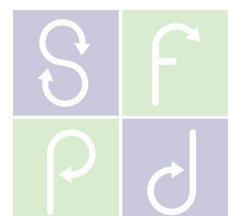


3.0 Involvement

- 3.1 The proposals have been prepared in conjunction with Places Eastleigh / Leisure Centre (Places for People Leisure Management Limited), The Lawn Tennis Association and Sports Facility Planning & Design Limited with appropriate liaison where necessary.

They are informed by the professional expertise of specialist providers of this type of facility who have advised throughout.

- 3.2 Following the submission of this application, consultation will taken place with local residents to advise of the proposed development and allow opportunity for feedback and comment.



4.0 Evaluation

4.1 From an assessment of the context of the site, the key opportunities and constraints of the site are set out in the table below:

Opportunities	Constraints
• Opportunity to improve sporting and recreational facilities • Secure a high quality facility. • Improve visual qualities of the locality. • Padel courts to be constructed over an existing natural grassed recreational area • Protect the existing landscaping across the site. • Provide natural surveillance and increased activity to reduce potential for criminal activity. • Create a community asset which is valued and appropriately maintained • Ability to utilise existing changing and welfare facilities within the Leisure Centre	• Need to minimise sky glow and spillage from floodlighting • Need to minimise light pollution and potential glare to residents • Need to minimise noise pollution to adjacent residents. Note the padel courts are substantially over 30 metres distance from adjacent dwellings. • Finished levels of padel courts area to be kept within reasonable limits of existing grass levels.

5.0 Design

The Proposal

- 5.1 Permission is sought for the conversion of an existing natural grass recreational area to four floodlit padel courts with open sided canopy structure.

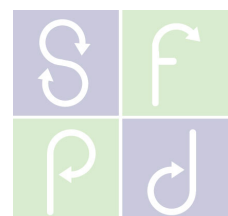
The four padel tennis courts has been be designed to meet Lawn Tennis Association and International Padel Federation minimum dimensions and has been specially designed for both adult and junior development and coaching.

The padel courts shall be floodlit to achieve the L.T.A. minimum standard for indoor padel tennis (i.e. 500 lux PA) in a side lit arrangement from LED panel fittings.

Each padel court will utilise six nominal 360 watt LED fittings (with a tilt angle of less than 10 degrees) with front and rear deflector plates (or baffles) which will be turned off when not in use. The use of LED fittings permits instant on and off switching with no problems of 'hot striking' which affect metal halide fittings which leads to metal halide fittings being switched on even when the courts are not in use.

The open sided canopy structure retains fully open sides to the North, South, East and West elevations.

The canopy structure comprises single membrane white roof in a modular configuration to reduce overall height with 200mm x 200mm supporting columns (4 No) to the outer and dividing elevations.



Use and Amount

5.2 The application seeks a more intensive sporting recreational use of the Eastleigh Leisure Centre site by the construction of four new floodlit padel courts with open sided canopy structure.

5.3 The hours of proposed use will be restricted by the Leisure Centre to the following :-

Monday to Friday no use after 9.00 p.m. Saturday to Sunday no use after 8.00 p.m.

Layout and Scale

5.3 The proposed layout is shown on the drawings accompanying the planning application.

5.4 The scale of facility is in keeping with the nature and extent of the area available and appropriate to the location of the site and the relationship with adjacent facilities and structures.

Landscaping

5.5 Existing landscaping to the outer perimeter of the padel site boundary will be retained and can be supplemented if necessary.

Appearance

5.6 There will be minimal impact to the appearance of the site as indicated by the layout drawings.

The four new padel tennis courts and pathways will be generally finished at the same level as existing natural grass area level.



The only structures visible above ground level will be new perimeter glass walls and rigid panel weld mesh fencing with associated 100mm x 50mm R.H.S. posts (RAL 6005) and the extended integrated floodlight columns (painted green RAL 6005) and LED fittings. Perimeter fencing comprises 4.00m rigid panel weld mesh panels off 100mm x 50mm RHS post (all RAL 6005).

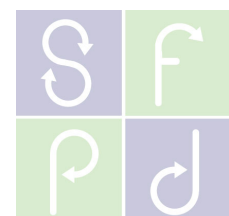
The open sided canopy allows sight lines through the structure when viewed from outer perimeter and therefore reducing visual impact.

Nominal 360 Watt LED Panel fittings (6 Nr to each padel court which is 24 Nr in total) have been selected to reduce light spillage and sky glow. The LED fittings will be installed with the nominal mounting height of only 6.5m and to reduce both horizontal and vertical lux spillage with reduced source intensity (i.e. candela) or glare to adjacent residential properties. As such the power requirement for the new floodlighting will be only 2.16 Kw per padel court.

The proposed LED fittings have been selected for its relative compact small size and manufacturers inclusion of external deflectors or louvres (to the front and rear of all the fittings) installed by the manufacturer which significantly reduces lux spillage and source intensity (candela). All the LED 'panel' type fittings will be installed at a tilt angle of less than 10 degrees with a zero upward light ratio rating.

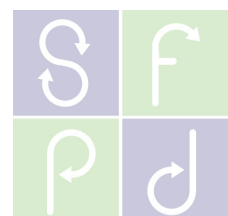
The proposed installation of floodlighting represents a more sustainable solution over tradition metal halide 'projector' type fittings.

The lux level spillage plots included within the lighting design / impact assessment proposals indicates that no adjacent properties will be adversely affected by the floodlighting. The Eastleigh Leisure Centre area is considered to be E3 Medium District Brightness as defined by the I.L.P. The lighting design indicates compliance with E3 criteria.



6.0 Access

- 6.1 Previous sections have set out the excellent accessibility of the site to potential users. The site is within the heart of an established residential area and is already well used. Many users will inevitably arrive by foot and access to the ambulant disabled will be easily facilitated.
- 6.2 In addition many existing users will access the site by cycle and will be able to utilise cycle parking facilities.



7.0 Conclusion

- 7.1 This Statement has sought to set out the design rationale to the proposal in the context of Development Plan policy. It has described how the site opportunities and constraints have influenced the design process and how the scheme proposed follows an iterative examination of these issues.
- 7.2 The outcome is a proposal that is policy compliant at every level. It will improve the appearance of the area and enhance the sporting and recreational value of Eastleigh Leisure Centre.

