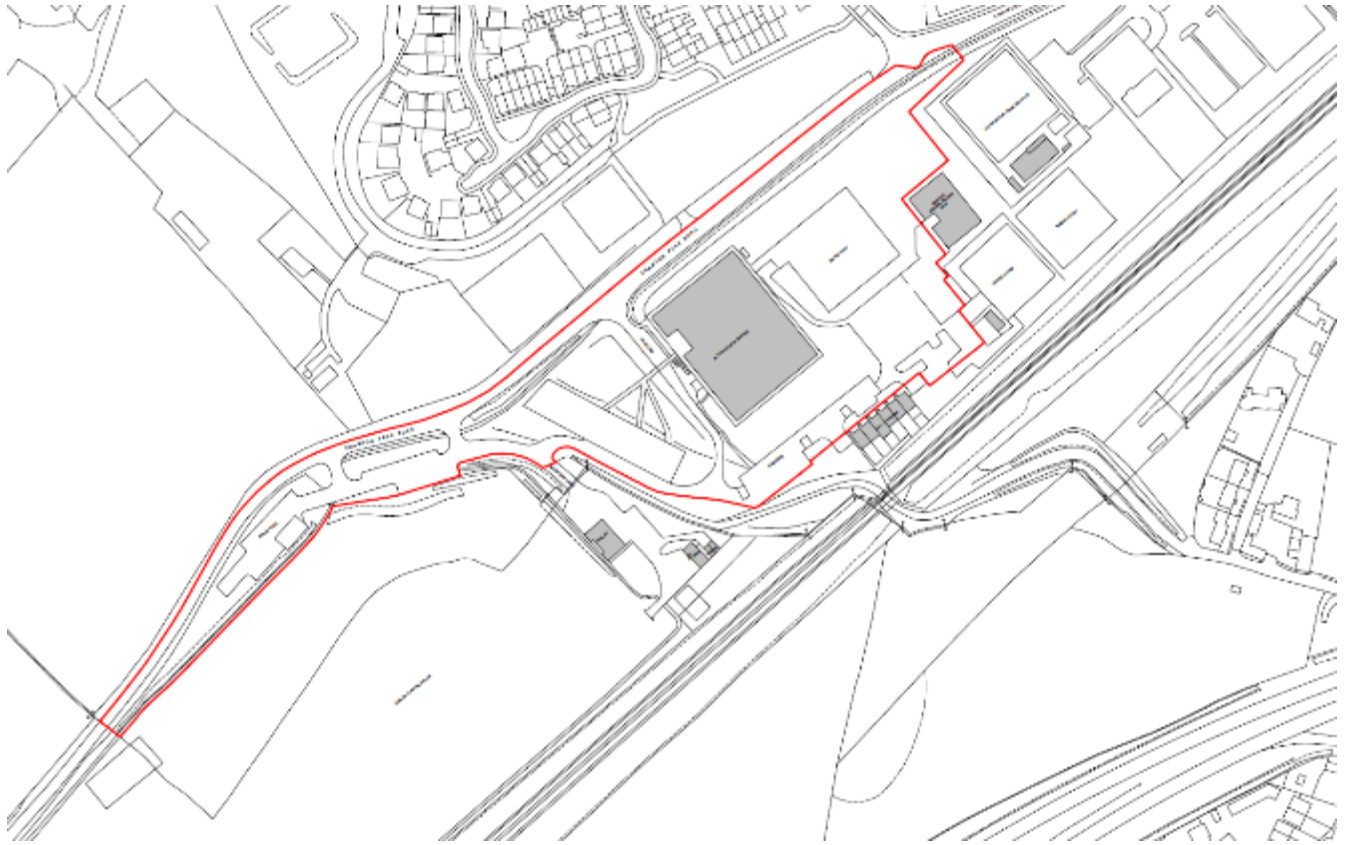


# APPENDIX A

Alton Sports Centre, Chawton Park Road, Alton, GU34 1ST 21068/41



**PART 1**

**EAST HAMPSHIRE DISTRICT COUNCIL**

PLANNING COMMITTEE  
REPORT OF THE HEAD OF PLANNING

Applications to be determined by the  
Council as the Local Planning Authority

**12 February 2018**

**SECTION 1 – SCHEDULE OF APPLICATION RECOMMENDATIONS**

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**Item No.:** 01

<b>PROPOSAL</b>	<b>Approval of reserved matters pursuant to outline permission 21068/040 - Replacement sports centre (Use Class D2) up to 8,500 sqm gross external floor area together with parking structure and other car parking (up to 250 spaces); Construction of outdoor floodlit, fenced synthetic turf pitches; vehicular, pedestrian and cycle routes; landscaping, including tree planting and sustainable urban drainage. Earthworks, implementation of appropriate remediation works and felling of trees following demolition of the existing sports centre building; removal of the existing synthetic sports pitches, floodlighting and fencing. (Access, Appearance, Landscaping, Layout, and Scale to be considered) [Supplementary information and amended plans received 11/12/2017, 21/12/2017, 8/1/2018 and 1/2/2018]</b>
<b>LOCATION:</b>	Alton Sports Centre, Chawton Park Road, Alton, GU34 1ST
<b>REFERENCE NO:</b>	21068/041 PARISH: Alton
<b>APPLICANT:</b>	Sports and Leisure Management Limited
<b>CONSULTATION EXPIRY DATE:</b>	21 November 2017
<b>APPLICATION EXPIRY DATE:</b>	18 January 2018
<b>COUNCILLOR(S)</b>	Cllr G Hill
<b>SUMMARY RECOMMENDATION:</b>	<b>PERMISSION</b>

**The application is reported to the Planning Committee for determination as it involves development on land owned by East Hampshire District Council.**

**The purpose of this application is to consider matters that were reserved at the outline stage, namely layout, appearance, scale and landscaping only.**

## **Site and Development**

### *Site*

Alton Sports Centre is an East Hampshire District Council owned sports facility located on the south-eastern side of Chawton Park Road, Alton around 1.5km to the west of the town centre. It is operated by Sports and Leisure Management (the applicant) on behalf of the Council. The site extends to an area of approximately 3.29 hectares and is occupied by a principal sports centre building constructed in 1973, which is of two storey scale and constructed of profiled metal sheet above a blockwork ground floor base. A floodlit artificial sports pitch is located to the north-east of the sports centre. The facility is served via a main car parking area to the south-east, which is linked to the centre via a bridge that crosses over an internal access road. Further parking areas are located around the perimeter of the site. Ground levels rise across the site to the south-east, with the sports centre and pitches being raised above the level of Chawton Park Road.

The sports centre is located on the south-western edge of Alton, with established residential development in Connaught Way / Florence Way to the north, adjacent to Alton Community Hospital, with further housing to the north-east along Chawton Park Road and Winstreet Close. Alton Cardiac Rehabilitation Centre is located adjacent to the north-eastern site boundary, with Alton Bowling Club and a Girl Guide HQ beyond. Alton Tennis Club is located adjacent to the north-eastern corner of the site. A terrace of eight residential dwellings in Gurdons are sited to the south-east of the Sports Centre, with the Mid Hampshire Heritage Railway beyond. Jubilee Playing Fields and associated sports pavilion border the site to the west.

The majority of the site is shown to be within the Settlement Policy Boundary (SPB) for Alton, with only the car parking area to the north of Jubilee Playing Fields outside the SPB. Jubilee Playing Fields itself falls within the Alton / Chawton Local Gap. The Butts Conservation Area is situated in the Butts Road / Whitedown Lane area, around 500 metres to the north-east of the site. The boundary to the South Downs National Park is located on the southern side of the A31 approximately 300 metres to the south of the site. A Grade II listed store building associated with the Lord Treloars Museum is located on the northern side of Chawton Park Road opposite to the sports centre building. The site is within the area covered by the Alton Neighbourhood Plan.

## *Development*

The application seeks approval of reserved matters, following the grant of outline planning permission in September 2015, for the demolition of the Alton Sports Centre building and the removal of the synthetic sports pitches, and a replacement facility comprising a sports centre, synthetic turf pitches, additional car parking and revisions to the access arrangements at the site. The reserved matters relate to access, appearance, landscaping, layout and scale.

The submitted drawings show that the sports centre building would be located on the site of the artificial sports pitches to the east of the centre. This would enable the new sports centre building to be constructed whilst the existing centre is still operating and when completed, would then allow for the current sports centre building to be demolished and be replaced with new artificial sports pitches. This would allow a continuity in operation of the sports centre, although there would be a temporary period where the artificial sports pitches have been taken out of use. Phasing of the development has been secured through Condition 3 of the outline planning permission.

The plans show that the sports centre would have an “L” shaped footprint, with accommodation provided over two storeys. The design of the building shows a contemporary design with the incorporation of glazed facades and projecting canopy to the main entrance and to the Chawton Road frontage, and the use of horizontal Siberian Larch Cladding, dark grey brick and micro rib composite cladding panels for the walls and a gently sloping monopitch roof with standing seams. The massing of the building is largest to the western elevation, which forms the principal elevation and entrance into the facility, the scale and massing stepping down towards the neighbouring building to the east. Minor remodelling of the existing ground levels would take place to provide additional car parking, the replacement sports pitches and pedestrian access from Chawton Park Road.

The building would provide the following facilities:

### *Ground Floor*

- Reception with café area
- Climbing and soft play area
- 25 x 13 metre 6 lane swimming pool and 15 x 10 metre learner pool with moveable floor
- 6 court sports hall
- Spa with hydro pool, sauna and steam room
- Holistic studio

### *First Floor*

- Fitness suite
- Spin studio
- Fitness studio
- 2 squash courts

Vehicular access to the site would be similar to the current arrangements, with access from Chawton Park Road, and retention of the exit via a cutting. Alterations are shown to the parking area, to increase the number of parking spaces with further spaces provided within a new parking area on part of the site of the existing centre, and revisions to the parking arrangements on the areas to the south and east of the building. The sports centre currently has 146 parking spaces, which would be increased by 86 spaces, giving a total provision of 232 spaces. Secure covered parking for 20 cycles is shown adjacent to the entrance, an increase in 10 above the current provision. A new pedestrian and cycle access would be constructed along the grass bank adjacent to the southern side of Chawton Park Road.

The application is supported by:

- Design and Access Statement
- Planning Statement
- Transport Statement
- Travel Plan
- Preliminary Ecological Appraisal: 2017 Update
- Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan
- Lighting Assessment
- Sustainability Statement Update 2017

Supplementary information has been submitted to clarify the sports facility and sports pitch provision, provide additional drainage and travel plan information and include additional electric vehicle charging points and tree planting around the car park.

### **Relevant Planning History**

21068/040	Outline application all matters reserved - Construction of replacement sports centre (Use Class D2) up to 8,500 sqm gross external floor area together with parking structure and other car parking (up to 250 spaces); Construction of outdoor floodlit, fenced synthetic turf pitches; vehicular, pedestrian and cycle routes; landscaping, including tree planting and sustainable urban drainage. Earthworks, implementation of appropriate remediation works and felling of trees following demolition of the existing sports centre building; removal of the existing synthetic sports pitches, floodlighting and fencing.	Outline permission – 2 September 2015
21068/043	2.4m hoarding (part solid, part Heras fencing) and access gate around Phase 1 construction area at new Alton Leisure Centre to enable archaeology works (as required by pre-commencement conditions 7 and 8) to be undertaken. (Amended plans and supplementary information received 20 December 2017 and 4 January 2018).	Temporary permission – 5 January 2018

## **Development Plan Policies and Proposals**

### East Hampshire District Local Plan: Joint Core Strategy (2014)

- CP1 - Presumption in favour of sustainable development
- CP16 - Protection and provision of social infrastructure
- CP20 - Landscape
- CP21 - Biodiversity
- CP24 - Sustainable construction
- CP25 - Flood Risk
- CP27 - Pollution
- CP29 - Design
- CP31 - Transport

### East Hampshire District Local Plan: Second Review (2006)

- HC3 - Public Services, Community, Cultural, Leisure and Sports Facilities
- C6 - Tree Preservation

### Alton Neighbourhood Plan (2016)

- DE2 – Building Design and Town Character
- TR3 – Cycle Storage and Parking
- TR5 – Parking Provision and Standards
- CH2 – Sports Centre

## **Planning Policy Constraints and Guidance**

### National Planning Policy Framework (NPPF)

In this instance the following sections of the NPPF are considered to be particularly relevant to the consideration of the development;

Core planning principles: Paragraph 17: Good amenity for all.

Section 7; Requiring good design.

Section 8; Promoting healthy communities.

## **Consultations and Town/Parish Council comments**

EHDC Arboricultural Officer - No objection subject to all work being carried out in accordance with the submitted Arboricultural Method Statement and Tree Protection Plan which is part 5 of the Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan dated 16 September 2017.

EHDC Drainage Consultant – Confirms that the supplementary drainage information is satisfactory to clear the drainage conditions.

EHDC Environmental Health (Contaminated Land) – No comments received.

EHDC Environmental Health (Pollution) – Confirm that the submitted lighting assessment is acceptable. Noise is covered by Condition 5 of the outline permission.

EHDC Landscape Officer – Recommends more tree planting around the car park to replace the existing car park trees proposed for removal.

EHDC Sports Development Officer – Comments awaited.

EHDC Refuse and Recycling – No comments to make as a trade waste facility.

EHDC Traffic Management Team - Has no adverse comments to make on this application.

Hampshire Fire and Rescue – No comments received.

Hampshire Constabulary Crime Prevention Design Advisor – No comments received.

HCC Archaeology – Details are currently being considered as part of the condition discharge on the outline permission.

HCC County Ecologist – Is content that ecological matters have been addressed sufficiently and that development should proceed in accordance with the recommendations within the submitted ecological appraisal.

HCC Drainage – Following the submission of supplementary information relating to infiltration testing, confirm that the surface water drainage meets current standards and best practice.

HCC Highway Authority – No objection, subject to impositions of conditions.

HCC Rights of Way – No objection, but request a financial contribution of £32,384 towards resurfacing and future maintenance of Chawton Footpath 1. Restricted Byway 506 should be kept open throughout the construction period. Informatives are requested.

Scottish and Southern Electricity – No comments received.

South Downs National Park Authority – The SDNPA has reviewed the submitted landscaping and design details and has no comments to make in this instance.

South East Water – No comments received.

Southern Gas Networks – No comments received.

Sport England – Objects to the application pending receipt of information relating to:

- Loss of the climbing wall.
- Loss of squash court provision.
- Accommodation of adequate storage space for the gymnastics club.
- Clarification of the dimensions and internal clearance height of the sports hall.
- Phasing plans and delivery of the replacement grass pitches and their current usage.

Thames Water – No comments received.

Alton Town Council – Objection with comments.

- Pedestrian Safety during the Phase Two demolition phase.
- Drainage in respect of the additional surface water run off generated and its impact on Cardiac Rehab.
- Lack of a construction method statement, leading to concerns in respect of vehicle parking on Chawton Park Road during the construction and demolition phases, lorries manoeuvring and vehicle routing.
- Light spill from the 3G pitch and its effect upon the neighbouring residential properties.
- Historic flood risk on Chawton Park Road which will only be exacerbated by this scheme and in particular the impact on Cardiac Rehab.
- Car Parking for Cardiac Rehab during the construction and demolition phases.
- Scale. The eastern edge of the Sports Centre building is inappropriate given its bulk and massing and proximity to Cardiac Rehab.
- Access to Cardiac Rehab following completion and the congested layout of the parking. ( A suggestion was put forward that dedicated parking to the north of rehab may be an alternative option)
- The accessibility for maintenance and service vehicles attending the sports centre and the impact up Cardiac Rehab parking.
- In respect of layout, more than two car charging points should be installed to meet future need.
- Scale "not big enough" to be future proof.
- Ultra-High Speed Broadband to be included.
- Concern over whether it is in compliance with the spirit of JCS CP1.
- Cycling provision insufficient (20)
- Concern over pedestrian footway being affected by construction traffic entering and leaving the site via the temporary vehicle access and the safety of those on foot.
- Concern over the enforceability of the proposed final layout for parking and impact of residential and commercial neighbours.
- Concern over the reduction of 3G pitches from 4 to 2 from the outline application to the reserved matters.

Alton Town Council also requests that EHDC need to be satisfied that policies CP17, CP18 and NPPF 70 have been met.



Chawton Parish Council (Neighbouring Parish) - Object to this application. The objections of the Sports Council in particular are noted and agreed. The Parish Council, rather than re-iterate those points, sets out in the attached paper the particular issues relating to Chawton and other users coming from the south and west.

It is a stated purpose for the new centre that encouragement of fitness is a key. Access from Chawton other than in vehicles is fundamental to achieve maximum health benefits and mitigate pollution. The existing proposals fail to achieve that, and 2 particular aspects need to be addressed. This must dovetail with access to the countryside both in the National Park and those using Chawton Park Woods for exercise.

In the Planning Statement accompanying this application for approval of reserved matters @ 2.2 the need "In addition to the provision of improved sports facilities, the proposed development will also provide enhanced site access and circulation routes for vehicles and pedestrians and an appropriate level of car parking to meet anticipated demand" is set out. In this context Chawton Parish is materially affected by the issues this raises as there is a need within or at the boundary of Chawton Parish to enhance

- a) access other than by vehicle particularly via Chawton Park Road and Northfields Lane
- b) pedestrian and cycle access from the restricted byway Mounters Lane

Access other than by vehicle via Chawton Park Road and Northfields Lane

- 1 Chawton Park Road rapidly deteriorates to the south-west of the site access from a kerbed road with footways to a narrowed road with neither and with inadequate drainage. To accommodate increased traffic accessing the site the road needs at the least to be kerbed so width is not lost as it is at present by erosion and standing water. At the same time in this area the reduced regular highway drainage maintenance must be confronted. New works to secure practical drainage from this high banked highway must be installed.
- 2 The absence of a footway requires the assured continuance for public access of the cycle and footway running through the adjoining recreation ground, owned by Alton Town Council but largely in Chawton parish. This must legally be firmly agreed to be, or dedicated as, a public highway of bridleway status to accommodate those cycling to the new centre from both Chawton, Farringdon and Four Marks (which would not be permitted on footpaths).
- 3 In Northfields Lane no footway exists. There is sharp blind 90 degree turn from Chawton Park Road and an immediate rise to a brow in the road obscuring vehicles coming under Northfields Bridge. In consultations on the south Alton development the need for this to be addressed was acknowledged at the least by alternative way working under the bridge with a footway and cycle/ horse way created to link to the footway on the Chawton side of the bridge. The substandard footways link from Northfield Lane to and across the A31 also needs resurfacing.
- 4 All these works need to be in place before the new centre is operational.

## Pedestrian and cycle access from Mounters Lane

1. Mounters Lane is a restricted byway linking from the north-east of Chawton village to the Sports Centre. With the new layout it is important that the existing substandard link from Mounters Lane is repaired and enhanced. The existing steps are dangerous and decayed. The enhanced link for walkers' access and cycle access from Chawton village provides the most direct, sustainable, link to the site and to fail to carry out this work would fly in the face of the purpose of the centre and increased vehicular traffic.
2. In particular children from Chawton Primary School use this route when visiting the Centre for swimming thereby combining a healthy walk with swimming. The alternative would be a mini bus which probably could not be afforded and would negate the aim of healthy exercise as well as damaging the environment.
3. The Bowling Centre to the east of the new centre is also an important fitness facility and ease of non-vehicular access is important. It is most directly approached from Chawton and the Winchester Road via the link from Mounters Lane, but no pedestrian/cycle link runs through the site to the Bowling Centre. Till recently such a link was practical but where it ran past the Cardiac Rehabilitation Centre is now blocked. This needs to be re-instated if the state purpose of the Sports Centre is to not result in obstruction to other sports facilities.

## **Representations**

The letters of representation which have been received from third parties object to the proposal on the following grounds as summarised below:

- a) Adverse impact on the Cardiac Rehab unit due to; overshadowing, proximity, noise, and disruption from construction and access / parking arrangements.
- b) Does not comply with Policy CH2 of the Alton Neighbourhood Plan.
- c) Does not meet para 74 of the NPPF.
- d) Does not meet Policies CP17 and CP18 of the JCS.
- e) Leisure centre is proposed not a sports centre which is currently oversubscribed.
- f) The centre should provide an 8-lane swimming pool, a diving pool and a slide.
- g) A sport climbing wall should be provided not a children's "clip and climb".
- h) Loss of two squash courts.
- i) Loss of artificial pitches from 4 to 2.
- j) Not enough fitness class studios.
- k) A spa facility is not required, the floorspace should be used for sports facilities.
- l) No mention of a crèche facility.
- m) No provision for Alton Hockey Club.
- n) Space for martial arts clubs.
- o) No mention of table tennis.
- p) The gym is too large.
- q) No enhancement to that provided by the existing sports hall to meet growing population of Alton.

- r) Layout impractical as no direct access from spa to pool.
- s) Impact on local business from incorporation of a spa.
- t) Lack of car parking provision.
- u) Design is uninspiring and limits further expansion.
- v) Inefficient use of the footprint / reduction in floorspace
- w) Lack of consultation with sports clubs.
- x) No pedestrian access from Chawton Park Road.
- y) Existing ground levels should be utilised and provide an underground car park.
- z) Energy saving measures should be incorporated into the design.
- aa) Inadequate drainage.
- bb) Disturbance during construction works.

1 letter has been received in support of the application on the grounds that;

- i) The proposals will have no impact on the facilities to be re-provided.
- ii) The design is an innovative and well-designed response to the setting and location.
- iii) The landscaping proposals would soften the visual impact of the proposal.
- iv) The centre is a highly accessible and sustainable location.
- v) Makes a positive contribution to the vitality of Alton as a leisure destination and would provide better leisure facilities.

### **Determining Issues**

1. Principle of development
2. Matters relating to; layout, external appearance, scale and landscaping
3. Provision of sports and leisure facilities
4. Access and parking arrangements
5. Impact on the amenity of neighbouring properties
6. Impact on trees
7. Drainage

### **Planning Considerations**

#### **1. Principle of development**

The Joint Core Strategy (JCS) identifies the majority of the application site as being within the Settlement Policy Boundary (SPB) for Alton, only the car parking area to the north of Jubilee Playing Fields being outside this designation and this does not change as part of the proposal.

Policy CP2 (Spatial Strategy) directs new development growth and to make the best use of previously developed land and buildings within existing built up areas. Policy CP16 (Protection and Provision of Social Infrastructure) of the JCS seeks to prevent the loss of existing community facilities, whilst supporting proposals for new and improved facilities, public services, leisure and cultural uses that result in improvements to meeting the needs of the District.

Such development should be in locations which are easily accessible to all sectors of the community.

Policy CP17 (Protection of Open Space, Sport and Recreation and Built Facilities) only allows for development that results in the loss of a sport, recreation or play facility where it can be demonstrated that:

- a) *there is a surplus of provision according to the local open space and built facilities standards; or*
- b) *alternative facilities of equal or better quality and quantity can be provided in an equally accessible location.*

Members should note that since the grant of outline planning permission, the Alton Neighbourhood Plan was “made” in May 2016, the policies of which carry full weight in the decision-making process. Since the principle of development has been established through the grant of outline planning permission which is still extant, the application of the Neighbourhood Plan can only apply to the consideration of the reserved matters. Policy CH2 of the Alton Neighbourhood Plan states that:

*“Proposals for a replacement sports centre facility providing an enhanced level of recreational provision to Alton in terms of quality and quantity on or adjacent to the current site will be supported.*

*Appropriate associated enabling development as part of the same scheme required to cross-subsidise the delivery of the new facility will be supported.*

*A comprehensive redevelopment of the existing sports centre site and the land adjacent will be supported provided that any new facility is in place prior to the old facility being redeveloped.”*

The NPPF at para 70 advises that to deliver social, recreational and cultural facilities and services the community needs, decisions should plan positively for the provision of community facilities, including sports venues, to enhance the sustainability of communities and residential environments. Para 73 highlights the importance of access to opportunities for sport and recreation as making an important contribution to the health and well-being of communities.

Alton Sports Centre was opened in 1974 and due to its age and costly maintenance charges, a Built Sports Facility Study commissioned by the Council in 2008 concluded that the most viable long-term solution for the centre would be its replacement. In December 2014, the Council’s Cabinet confirmed the replacement of this facility as a priority.

The principle for the demolition of the sports centre and adjacent artificial sports pitch, and their replacement with new sports facilities, has been established through the grant of outline planning permission in September 2015.

Conditions 1 and 2 of this permission require the submission of an application for the approval of reserved matters within a three-year period, these matters relate to access, appearance, landscaping, layout, and scale of the development. These issues will be considered below, along with other material planning considerations.

## 2. Matters relating to layout, external appearance, scale and landscaping

### *Layout*

The outline planning permission established the principle of switching the positions of the sports centre building and outdoor artificial pitches, as well as revisions to the parking and landscaping at the site, in order to allow continuity in the provision of the main facilities. Phasing of these works is secured through Condition 3 of the outline permission. The submitted plans confirm this scenario, with the sports centre to the eastern side of the site and the replacement 3G sports pitches and new car parking area to the west. The car parking area to the south-west of the building / Gurdons access cutting would be reconfigured and extended.

The site currently accommodates a sports centre providing a swimming pool, sports hall, studios and floodlit artificial turf sports pitches. These would be replaced by a new sports centre incorporating a main swimming pool and associated learner's pool, sports hall, exercise class studio, spin studio, fitness suite, squash courts and a spa area and holistic studio. The outdoor sports facilities would provide two 3G football pitches including floodlighting. Consideration of these sports facilities is considered within Section 3 below.

The building is shown on an "L" shaped footprint to the east of the existing centre, forming a courtyard style parking area with the Cardiac Rehab Centre. The building would be set back from the Chawton Park Road frontage behind the existing grassed bank by around 11.5 metres, which is slightly closer than the 13 metre set back of the current building although its height would be 6 metres lower than existing, therefore it is considered that this would be visually acceptable within the street scene.

The main entrance to the building would be located centrally within the south-western elevation with access through a new area of car parking, to the north-east of the Gurdons access. The pedestrian bridge across the cutting would remain to allow access from the extended car park area to the west. The spa facility would have a separate entrance in the south-eastern elevation of the building, with direct access from the vehicle parking spaces to the south.

Two 3G football pitches would be sited to the west of the sports centre building, with access from the new car park area to the north-west. The pitches would be sited around 28 metres to the nearest property, with the 3G Sports Pitches a similar distance away. The finished floor levels of the sports centre are shown to be around 0.5 metres lower than these dwellings, and the sports pitches around 0.9 metres lower and separated by a landscaped embankment.

Overall the layout of the site is considered to be acceptable.

### *External Appearance*

The elevational treatment of the building would be viewed as a series of blocks, rising up to the centre where internally the squash courts are located. The south-western elevation contains the main entrance to the building, highlighted by a projecting canopy framing the first floor fitness suite. The entrance to the spa to the south-eastern elevation would have glazed entrance doors to define this facility. The north-western elevation to Chawton Park Road, would contain glazing elements wrapping around the corners of the building, to accentuate the entrance and swimming pool areas. A prominent view westerly along Chawton Park Road would thus focus on the full windows around the pool.

Materials for the building are shown to be combination of horizontal Siberian larch timber cladding (natural finish), dark grey brick (Metnor) and mid grey composite cladding with a horizontal micro rib finish. The roof would comprise be constructed of aluminium sheets with standing seams. The windows, canopies and screens would be aluminium in a combination of dark grey and silver finishes. The details of the materials are considered to be acceptable, although details of proposed brick are unable to be found, thus would need to be secured through a condition.

Overall the external appearance and detailing of the building is of a good standard, with the use of smaller building blocks and differing material finishes to break up the massing of the building.

### *Scale*

The building would have a combination of single and two storey elements, with an "L" shaped footprint having maximum dimensions of 68.8 x 78.5 metres.

The height of the building would range in height from 4.6 metres over the spa area / adjacent to the Cardiac Rehab centre at the north-eastern side of the building, to a maximum height of 11.3 metres above the squash courts in the centre of the building, dropping down to 9.0 metres at the south-western entrance.

This compares with the existing building which has a rectangular footprint of approximately 66.5 x 51.5 metres with a gently sloping pitched roof to a maximum ridge height of 15.6 metres.

The massing of the building would be broken up through the use of set backs and different materials to add relief to the elevational treatment, assisted by the use of varying roof elements to create an arrangement of smaller blocks in built form. This is in contrast the existing building which has a uniform treatment resulting in a building which visually has a large massing.

The building would be lower in height than the current sports centre and would have significant less massing when viewed from public viewpoints in Chawton Park Road. Overall the scale of the building is considered to be acceptable.

### *Landscaping*

The application is supported by plans detailing the hard and soft landscaping for the site. The plans show the provision of heavy standard tree planting (showing Norway Maple, Silver Birch, European Beech, Sweet Cherry, Northern Red Oak, Whitebeam and Small Leaved Lime), as well as beech hedging and shrub planting around the car parking areas and along grassed banks.

Hard surfacing materials are shown as tarmac for the roads and some parking areas, with permeable tarmac for the new car parking areas to the west of the building. Permeable and non-permeable concrete block paving, is shown for the pedestrian areas around the building.

The Council's Landscape Officer recommends that more tree planting is provided around the car park to replace the existing car park trees proposed for removal (e.g. 2 extra trees on the meadow bank and 4 more between the existing and proposed car parks, south of Chawton Park Road). Amended drawings (SLMA 01F and SLMA 03F) have been received which detail the provision of 4 additional trees (Lime and cherry) around the car parking area. Since the meadow bank contains a water retention system, for technical reasons additional trees cannot be planted in this area. As such the details of the hard and soft landscaping are considered to be acceptable.

For these reasons the detailed design matters for the development relating to layout, scale, external appearance and landscaping are considered to be acceptable, in accordance with Policy CP29 of the JCS and DE2 of the Alton Neighbourhood Plan.

### 3. Provision of sports and leisure facilities

Policy CP16 of the JCS seeks to prevent the loss of existing community facilities, whilst supporting proposals for new and improved facilities, public services, leisure and cultural uses that result in improvements to meeting the needs of the District. Policy CP17 allows for development that results in the loss of a sport, recreation or play facility where it can be demonstrated that alternative facilities of equal or better quality and quantity can be provided in an equally accessible location. Policy CH2 of the Alton Neighbourhood Plan supports proposals for a replacement sports centre facility providing an enhanced level of recreational provision to Alton in terms of quality and quantity on or adjacent to the current site.

Sport England has been consulted and advised that its comments are made in its non-statutory role as the application relates to the loss and replacement of a major sports facility. Sport England has assessed the application and requested that further information is provided in relation to:

- The loss of the existing climbing wall.
  - Further evidence to support the loss of 2 squash courts.
  - Adequate provision for storage of the gymnastics club.
  - Clarification on the dimensions and internal clearance height of the sports hall.
- Lack of information on the construction, phasing, design and specification of the re-provided sports pitch and temporary arrangements during construction.

Additional information has been provided by the applicant which seeks to address the above points. At the time of writing a further response from Sport England had not been received. Any further comments will be report to Members at the meeting.

All the proposed uses within the building fall within a D2 “Assembly and Leisure” Use Class. Members should note that whilst the Local Planning Authority has control over the external scale and appearance of the building, as well as the outdoor spaces, it has very limited control over the internal arrangements within the facility itself, since following the completion of the building, the internal arrangements could be altered (within the same use class) without the need for planning permission. For example, a squash court could be used as a fitness suite, or indeed soft play facility. The control over the sports provision within the building, is largely a matter which rests with the Council in its role as the leisure provider, to oversee that the internal facilities within the centre meet local requirements.

In this regard the Local Planning Authority has a duty to have regard to the policies of the development plan, which largely distill into whether the replacement facility would be of equal or better quality and quantity scale of the facility, and provide an enhanced level of leisure provision.

In terms of the quality of the replacement facility, the existing building is at the end of its life and provides a poor and dated facility for the town. There can be no dispute that the proposal would result in an enhanced quality of leisure provision. In terms of floorspace, the existing sports centre has a floorspace of 5343.3m<sup>2</sup> and the proposed replacement facility a floorspace of 6221.3m<sup>2</sup>, therefore in terms of quantity too, the proposal would result in an enhanced level of provision. The main sports hall itself would be of internal dimensions to meet Sport England standards.

Therefore, the new centre is considered to meet the objectives of the planning policy in that it considered to be a fit for its proposed purpose. Any matters with the internal layout of the building and its future by sports clubs would be a matter for the Council, in its role as Leisure Services Provider to consider and are not a matter for consideration by this Committee.

Turning to the artificial pitches, there is currently two pitches which would be replaced by two 3G Artificial Grass Pitches.



Sports England advises that these should be designed to be in line with FA recommendations for design principles and layouts. For mini soccer U7 and U8 (5v5) matches, the FA advises that the pitches should be 37m x 27m, with 43m x 33m provided as a safety run-off area.

The applicant has submitted amended plans which show an enlarged 3G pitch area to meet the dimensions advised by the FA. These show a total pitch enclosure of 43m x 33m, with an FA 5v5 pitch at 37m x 27m, which in turn could be used as two 27m x 17m training pitches. The parking layout does not change as a result of the amended pitch layout. These amended plans have been supplied to Sport England and the Council's Sports Development Officer for comment. Members should note that these amended plans would appear to address the concerns with the size of the pitches, and any responses received will be reported as an update to Members at the meeting.

The applicant has also advised that in the period to February 2020 when the pitches are temporarily unavailable, the existing users and clubs would be transferred to alternative facilities with spare pitch capacity in the local area (Mill Chase Leisure Centre, Lord's Wandsworth College and Hart Leisure Centre).

For these reasons the development is considered to be in accordance with the aims of Policy CP17 of the Joint Core Strategy and Policy CH2 of the Alton Neighbourhood Plan.

#### 4. Access and Parking Arrangements

The current vehicular access to the site is from the southern side of Chawton Park Road, via an access road to the north of Jubilee Playing Fields, which leads to an internal access road into a main car parking area to the south-east of the centre. There is a further parking area to the south-east of the centre, also serving the Cardiac Rehabilitation Centre and Tennis Club. Exit from the site is via a one-way sunken road between the building and the car park, crossed by a pedestrian bridge linking these areas. There is a footway along the southern side of Chawton Park Road, linking with Whitedown Lane and the Butts, then onwards towards to Alton Town Centre around 1.5 Km to the east of the site.

The main vehicular accesses to/from the site are not proposed to change as part of the proposals, thus would remain in their current location on Chawton Park Lane. The changes to the layout are thus internal within the site, largely comprising extensions and alterations to the car parking and servicing arrangements for the centre. The plans show that the hard-standing area to the west of the centre would be altered and increased from 55 to 92 parking spaces, with an additional 140 spaces, including 12 disabled and 10 parent / child bays to the south-west of the centre. As such the total number of parking spaces associated with the sports centre would increase from 146 to 232 spaces. The number of bays assigned to the Tennis Club, Cardiac Rehabilitation Centre, Jubilee Playing Fields and the residential dwellings would remain unchanged.

The Alton Neighbourhood Plan does not include specific parking standards for non-residential development, with each development considered on a site by site basis.

The Town Council comment that more than two car charging points should be installed to meet future need. Whilst the Council's adopted parking standards do not contain any parking standards for electric vehicles, the draft 'Vehicle Parking Standards' Supplementary Planning Document which is currently out for consultation set out that a minimum of 2 spaces with charging points shall be provided where 25-100 car parking spaces are to be provided, with 2 additional spaces and charging points for every 100 car parking spaces thereafter. Amended plans have been supplied which show the provision of 4 electric vehicle parking / charging points close to the entrance and thus the proposal complies with the aims of this emerging document.

The Town Council has also raised concern about the enforceability of the proposed final layout for parking and potential impact of residential and commercial neighbours. Whilst the Local Planning Authority can require the provision of allocated spaces and in accordance with the drawings, the subsequent enforcement of parking spaces would be a civil matter, outside planning control.

Hampshire County Council, as the Local Highway Authority, notes that the access would utilise the existing access onto Chawton Park Road, retaining the current one-way system which enables sufficient visibility at the separate access and egress points. The Local Highway Authority highlight that there does not appear to be any signage for this on the submitted plans (ground or post), which should be rectified to ensure users are aware. Additional notes have been added to the Proposed Site Plan (A-PL-003) which identify highways signage at the entry and exit junctions. The Highway Authority has confirmed that there has also been the introduction of signage to signify to drivers on Chawton Park Road the one-way system within the site and which accesses can be used for access / egress. However, there does not appear to be any signage proposed within the site to signify which access to use and this should be amended. It is suggested that details of the signage within the site could be secured through a condition.

In terms of parking, the Local Highway Authority comments that the development has proposed 232 parking spaces, for the sports centre, which the former HCC maximum parking standards for the proposals this would equate to 318 spaces. The Local Highway Authority highlight that this is a shortfall compared to the maximum parking allowance that could be allocated, although note that it is an improvement (86 additional spaces) over the current provision. The East Hampshire Traffic Team has raised no objection to the proposals. As such the Local Highway Authority advise that this arrangement is sufficient. The Local Highway Authority advise that parking spaces that are on the end of rows should have an additional width of at least 0.3 metres to enable doors to be opened if they are against a wall or vegetation, this advice has been incorporated into the amended site plan.

HCC cycle parking standards show that the development would require 116 long and 63 short stay cycle parking spaces. The Transport Statement advises that the centre currently has 10 spaces, and that the Travel Plan indicates that only 23 two-way cycle movements would be generated each day. The plans show the provision of 20 cycle spaces, which although significantly lower than the minimum standard, is an increase in 10 spaces above the existing provision. The Local Highway Authority advise that there is the opportunity to review this provision and potentially provide more spaces through the travel plan monitoring as the demand may increase due to the new facilities. The applicant has confirmed that this would be the case.

The submitted tracking drawings demonstrate that emergency vehicles including a Fire Engine and Ambulance can access the Cardiac Rehabilitation unit. The Fire Engine would need to go through the new car park section in order to egress the site as there is the potential for conflict with oncoming vehicles if the vehicle uses the existing exit road adjacent to the bin store.

A new footpath link from Chawton Park Road has been included within the amended site plan, to enable ease of access to the main entrance for pedestrians arriving from the east.

The Local Highway Authority highlight that whilst a construction delivery area is shown, it would be single tracked such that there may be concerns in regard to two or more vehicles arriving at once. Contractor parking areas should also be identified accordingly. The applicant has clarified that vehicle deliveries would be programmed and managed to control vehicles on site at any one time. Contractor parking has been shown on phasing plans A-PL-025 to A-PL-027 and Site Compound Plan A-PL-028. Access for deliveries will be from a temporary access on Chawton Park Road.

A Framework Travel Plan has been submitted to support the proposal, and following the submission of amendments, the Local Highway Authority has confirmed that the Travel Plan meets the minimum standards set out in their "Guide to Development Related Travel Plans."

The Local Highway Authority has confirmed that it has no objection to the development, and conditions relating to the provision of parking and the agreement of a Construction Method Statement are requested.

Alton Restricted Byway 506 runs along Mounters Lane, to the south of the site, where it then turns into Chawton BOAT 502. These routes form part of the long-distance walking route, the Writer's Way, which also links up with St Swithun's Way on Winchester Lane. Furthermore, Chawton Footpath 1 is located off Chawton Park Road, and forms part of a sustainable travel link to Alton Sports Centre from the nearby settlements of Beech and Bentworth.

The HCC Rights of Way Officer has no objection to this application, but requests that the applicant provides a financial contribution towards enhancing Chawton Footpath 1, which provides a pedestrian link from Beech and Bentworth to Alton Sports Centre. In the interest of supporting sustainable transport and public amenity, a contribution of £21,384 towards Chawton Footpath 1 is sought. The enhancement would involve:

- Resurfacing and drainage works (324m): £19,440
- Future maintenance of this enhancement (10% over 10 years): £1,944

The footpaths above are all located outside the red line application site area. Chawton Footpath 1 is situated around 450 metres to the south-west of the site. Such a financial contribution should have been sought and secured as part of consideration of the outline planning permission. In addition, it is considered that these works are not directly related to the development and are not considered to be linked to the approval of reserved matters. As such the contribution would not satisfy the requirements of paragraph 204 of the NPPF nor Regulation 121(2) of the Community Infrastructure Levy Regulations, therefore it is not considered to be reasonable to seek a financial contribution in this regard.

The Rights of Way Officer, also requests that informatives are added to any permission granted relating to: Keeping Restricted Byway 506 open and free of obstruction throughout the construction period, with no surface alterations to the right of way which must remain available for public use at all times.

For these reasons the outline proposal is considered to be in accordance with the aims of Policy CP31 of the Joint Core Strategy.

##### 5. Impact on the amenity of neighbouring properties

The site is located within a mixed-use area, adjacent to both residential properties and other community and recreational uses.

An objection has been received from the occupiers of the Cardiac Rehabilitation Unit, which is situated to the east of the site. This objection is on the grounds of: impact to the operation of the unit and parking arrangements during the construction phases, potential impact from deliveries, proximity of the building with overbearing impacts, and potential for flooding. The submitted plans show the provision of a courtyard style parking area between the Cardiac Rehabilitation Centre and proposed sports centre building. There would be a distance of approximately 23.5 metres between the front of the Cardiac Unit and the sports centre, which would be single storey with a height of 4.1 metres fronting the building. This would increase in height to the squash courts (height 10.8 metres) set back a further 9.5 from the south-eastern elevation of the building. A lower section of the building with a height of 4.3 metres would be sited with approximately 5.5 metres corner to corner between the buildings, which would be offset thus not having a significant adverse overbearing impact on windows serving the Cardiac unit.

The parking arrangement drawings confirm that there would be no change in the total parking provision for the Cardiac Rehabilitation Unit, with 22 standard and 3 disabled parking spaces existing and 21 standard and 4 disabled parking bays proposed. A dedicated loading bay is shown to the south-east corner of the sport centre building to minimise any disturbance from deliveries to the centre on the parking area serving the Cardiac unit.

Alton Tennis Club is located to the south-east of the application site. Access to the parking area for the Tennis Club is shown to be retained as existing.

A terrace of eight residential dwellings in Gurdons is located to the south of the site, which are currently approximately 36 metres from the Sports Centre building. The submitted plans show that the footprint of the proposed building would be at its closest around 28 metres to the nearest property, with the 3G Sports Pitches a similar distance away. The finished floor levels of the sports centre are shown to be around 0.5 metres lower than these dwellings, and the sports pitches around 0.9 metres lower and separated by a landscaped embankment. With these separation distances and the location of the development to the north of the dwellings, the proposal would not result in any significant overbearing or overshadowing impacts of these neighbouring properties.

The Council's Environmental Health Officer (Pollution) has raised no objection to the proposal and advised that the development would not have significant impacts when compared to the existing use.

Third parties have raised issues regarding the impact of construction on the Cardiac Rehabilitation Unit. The conditions attached to the outline condition require a Construction Management Plan, which would be assessed in consultation with the Environmental Health Officer and the Local Highway Authority.

For these reasons the outline application is considered to be in accordance with the aims of policies CP27 and CP29 of the Joint Core Strategy.

## 6. Impact on Trees

The application site contains a number of mature trees, both within and around the perimeters of the site. The application is supported by a Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan (Dr Martin Dobson: 16th September 2017) which identifies the trees to be retained as well as those which would be lost through development. The report concludes that the development would require the removal of fifteen individual and five groups of trees, which are mainly located around the car parking area and on the bank to the south of the sports centre. The trees to be removed are hazel, cherry and birch as well as two lime trees and a rowan close to the Cardiac centre. The report also advises that the replacement planting with a minimum of 26 new trees should take place.

The Council's Arboricultural Officer has raised no objection to the development, subject to conditions to secure that work is carried out in accordance with the submitted Arboricultural Method Statement and Tree Protection Plan. As advised in Section 2 above, the Council's Landscape Officer recommends that more tree planting is provided around the car park to replace the existing car park trees proposed for removal, and revised plans showing this have been supplied.

For these reasons the impact on trees, with the replacement tree planting, is considered to be acceptable.

## 7. Drainage

The outline application was accompanied by a Flood Risk Assessment (FRA) which identifies the site as being located within Flood Zone 1, which is at lowest risk from flooding (less than a 1 in 1,000 annual probability of flooding). The FRA and drainage strategy propose a surface water disposal system comprising permeable paving and conventional soakaways discharging to the underlying chalk. A drainage statement confirms that the system will be designed to cater for the 1:100 year + 40% climate change event, with discharge limited to existing greenfield rates. The proposed development would result in an increase in the impermeable area on the site, due to the proposed increase in the car parking, synthetic pitch areas and building footprint. Condition 11 of the outline permission requires the agreement of details for the disposal of foul and surface water from the development.

The Council's Drainage Consultant has commented that the preliminary design of the surface water drainage system indicates that the proposals would provide more than adequate attenuation on site and not increase flood risk elsewhere. A preliminary drainage layout plan (dated 25 July 2017) has also been submitted, and this has been supplemented by a Soakaway Calculations report. In light of the submitted and supplementary reports, the Drainage Consultant has confirmed that the drainage details are satisfactory and also acceptable to discharge the drainage condition on the outline planning permission.

Hampshire County Council, as Lead Local Flood Authority (LLFA), has provided comments in relation to surface water drainage, and requested further information/clarification in relation to soil infiltration test results and calculations to BRE 365 for the 3 proposed soakaways and shallow tests for the 2 areas of permeable paving. These details have subsequently been provided by the applicant. The LLFA has confirmed that the proposals for surface water drainage meet the current standards / best practice.

The Drainage Consultant also advises that foul drainage discharging to the public foul sewer appear to be satisfactory, subject to agreement with Thames Water. Thames Water was consulted but has not commented on this application. It is noted that foul water details would need to be considered through the discharge of Condition 11 of the outline consent.

For these reasons the proposal is in accordance with the aims of Policy CP25 of the JCS.

### Other Issues

#### *Contaminated Land*

Conditions relating to contaminated land form part of the outline planning permission (numbers 13 to 15).

#### *Sustainable Energy*

Condition 16 of the outline planning permission requires the built development to incorporate energy saving measures of not less than 10% above current Building Regulations.

The application is supported by an updated Sustainability Statement which advises that measures to reduce energy demands will be considered in the design of the building. A separate report detailing energy saving details (Designed BRUKL Report: 22/09/2017) which demonstrates the use of energy saving measures of more than 10% above Building Regulations requirements, as part of the discharge requirements of Condition 16.

#### *Archaeology*

The implementation of a programme of archaeological assessment, and where appropriate mitigation, is secured through conditions 7 to 9 of the outline planning permission. The County Archaeologist has confirmed that such details are capable of consideration through the discharge of these conditions.

#### *Ecology*

The application is supported by an updated Preliminary Ecological Appraisal (AECOM, August 2017). The County Ecologist has reviewed this Appraisal and the Lighting Assessment (AECOM, August 2017) and remains content that ecological matters have been addressed sufficiently. As such it is recommended that the development should proceed in accordance with the recommendations within the submitted ecological appraisal, which can be secured through a condition.

#### *External Lighting*

The application is supported by a Lighting Assessment (AECOM: July 2017), which covers the proposed floodlighting for the sports pitch. This assessment is the same as has been submitted for compliance with Condition 4 of the outline planning permission. The Council's Environmental Health Officer has confirmed that the details of the floodlighting contained within the assessment are acceptable. It is noted that this Assessment does not cover other forms of external lighting, such as lighting on the building or within the car parks / footways, thus further details will be required before any such lighting is installed.

### *Construction Method Statement*

Concerns have been raised about the impact on users of the facility and neighbouring buildings during the construction and demolition phases. A condition is recommended to require the agreement of a Construction Method Statement, the details of which would be subject to consideration by both the Council's Environmental Health Officer and the Local Highway Authority.

### **Response to Parish/Town Council Comments**

#### *Alton Town Council*

The majority of the points raised by the Town Council have been covered in the relevant section of the report above. There are a couple of points to pick up on. In terms of scale, the Town Council have expressed concerns about the bulk and massing of the eastern section of the building, then in another point state the scale of the building is not "big enough" to be future proof. These points appear to be contradictory.

The provision of Ultra-High Speed Broadband is not a matter which can be secured through the planning system.

The Town Council express concern over whether the development is in compliance with the spirit of JCS CP1, although this statement is not qualified. Policy CP1 is the strategic policy setting out a presumption in favour of sustainable development. This policy states that "*planning application that accord with the policies in this Local Plan (and where relevant with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise*". From the discussion in the report above, Officers advise that the development is in compliance with the policies of the development, thus is considered to be sustainable development in accordance with the aims of Policy CP1.

*Chawton Parish Council*, as a Neighbouring Parish, raises concerns about pedestrian and cycle access to the site via Chawton Park Road and Northfields Lane, due to the condition of the highway and lack of footways. It is noted that the Local Highway Authority has raised no concerns in this regard and that these roads which currently serve the existing sports centre and are outside the application site area. As a replacement facility, and in the absence of an objection from the Local Highway Authority, it would not meet the tests of a condition / planning obligation set out in the NPPF and CIL Regulations to require off-site improvements to the local highway network.

### **Conclusion**

The Joint Core Strategy identifies the majority of the application site as being within the Settlement Policy Boundary (SPB) for Alton, only the car parking area to the north of Jubilee Playing Fields being outside this designation.



The principle of this development has previously been established with the grant of outline planning permission in September 2015, therefore it is the detailed matters relating to the siting, scale, external appearance, landscaping and access which are for consideration as part of this application.

Members will need to draw a distinction between the Council's role as Local Planning Authority, and its separate function as a provider of leisure services. Thus, in considering this application Members will need to consider the reserved matters which are up for consideration and whether these meet the policies of the Development Plan. In considering the external appearance, scale, layout, landscaping and means of access, Officers advise that all these are considered to be acceptable. Thus, Members should make a judgement as to whether the proposed facility is of equal or better quality and provides an enhanced level of recreational provision to Alton. In this matter, it is quite clear that the existing building is at the end of its useful life, thus the new facility can only be an improvement in the quality of the facilities on offer. The floorspace of the building is greater than that the existing sports centre, equating to an enhancement in terms of quantity. Members should also take into consideration that the Local Planning Authority has very limited control of the future provision of facilities within the building. In terms of external sports provision, amended plans have been submitted which enlarge the 3G pitch area to meet FA standards.

Therefore, taking all matters into consideration, Officers advise that the proposal is in full conformity with the provisions of the development plan.

**RECOMMENDATION** Subject to the receipt of satisfactory amended plans showing revised artificial sports pitches then reserved matters be APPROVED subject to the following conditions:

- 1 Notwithstanding any indication of materials that may have been given in the application or in the absence of such information, no development above slab level shall take place on site until samples / details including manufacturers details of all the materials to be used for external facing and roofing for the development hereby approved have been submitted to, and approved in writing by, the Local Planning Authority. The development works shall be carried out in accordance with the approved details.  
Reason - To ensure that the materials used in the construction of the approved development harmonise with the surroundings.
- 2 All hard and soft landscape works shall be carried out in accordance with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. These works shall be carried out in the **first planting season after practical completion or first occupation of the development**, whichever is earlier, unless otherwise first agreed in writing by the Local Planning Authority.

Any trees or plants which, within a **period of 5 years** after planting, are removed, die or

become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless a suitable alternative species are otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure the provision and establishment of a reasonable standard of landscape in accordance with the approved designs.

- 3 The development hereby permitted shall not be brought first brought into use until the areas shown on the approved plans for the parking of vehicles have been made available, surfaced and marked out in accordance with the approved details. The parking areas shall then be permanently retained and reserved for that purpose at all times.

Reason - To make satisfactory provision for off street parking for the purpose of highway safety.

- 4 No part of the development hereby approved shall be occupied until details for the on-site provision of bin and cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the bin and cycle storage has been constructed in accordance with the approved details and thereafter retained and kept available.

Reason - To ensure the adequate provision of on site facilities.

- 5 The development hereby approved shall not be brought into use until details of internal directional signage within the site has been submitted to, and agreed in writing by, the Local Planning Authority. The agreed signs shall be installed prior to the approved building being first brought into use.

Reason – To ensure appropriate signage is made within the site in the interests of highway safety.

- 6 Development shall be undertaken in accordance with the details contained within the updated Preliminary Ecological Appraisal (AECOM, August 2017).

Reason – In the interests of ecology.

- 7 No development shall start on site until a construction method statement has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- A programme of and phasing of demolition (if any) and construction work; The provision of long term facilities for contractor parking;
- The arrangements for deliveries associated with all construction works;
- Methods and phasing of construction works;
- Access and egress for plant and machinery;
- Protection of pedestrian routes during construction;
- Location of temporary site buildings, compounds, construction material, and plant storage areas;
- Provision for storage, collection, and disposal of rubbish from the development during construction period; and

- Re-use of on site material and spoil arising from any site clearance or demolition work.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Local Planning Authority can properly consider the effect of the works on the amenity of the locality.

- 8 No construction works on the 3G artificial grass pitches shall take place until full details and specifications for the design and construction of these pitches have been submitted to, and agreed in writing by, the Local Planning Authority. Development shall take place in accordance with details.

Reason - To ensure that the construction of the replacement artificial sports pitches is to an acceptable standard.

- 9 The development hereby permitted shall be carried out in accordance with the following approved plans and particulars:

Application Form

Design and Access Statement (Hadfield Cawkwell Davidson: September 2017)

Planning Statement (AECOM: August 2017)

Transport Statement (AECOM: September 2017)

Lighting Assessment (AECOM: July 2017)

Sustainability Statement Update (AECOM: 13 October 2017)

Flood Risk Assessment (AECO: August 2017)

Soakaway Calculations (December 2017)

Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan (Dobson: 16 September 2017)

Travel Plan (AECOM: December 2017)

Preliminary Ecological Appraisal Report Update (AECOM: August 2017)

A-PL-001 - Site Location Plan

A-PL-002 - Existing Site Plan

A-PL-003 Rev C - Proposed Site Plan

A-PL-004 Rev A - Proposed Site Sections

A-PL-005 Rev A - Demolition and Tree Removal

A-PL-006 Rev C - Proposed Ground Floor Plan

A-PL-007 Rev A - Proposed First Floor Plan

A-PL-008 Rev C - Proposed Roof Plan

A-PL-009 Rev A - Proposed Elevations

A-PL-010 - Proposed Short Sections

A-PL-011 - Proposed Long Sections

A-PL-012 - Existing Site Plan East

A-PL-013 Rev C - Proposed Site Plan Part

A-PL-014 - Sports Hall Dimensions

A-PL-021 Rev C - Fire Tender Tracking Part

A-PL-022 Rev C - Delivery Vehicle and Ambulance Tracking

A-PL-023 - Existing Site Plan - Part

A-PL-024 Rev C - Proposed Site Plan - Part  
A-PL-025 - Existing Site Plan - Part  
A-PL-026 - Existing Site Plan - Part  
A-PL-027 - Existing Site Plan - Part  
A-PL-028 - Existing Site Plan - Part  
A-PL-030 - Materials Sample Board  
A-PL-031 - External Works Sample Board  
Tree Protection Plan (Sep 2017)  
Tree Constraints Plan (28/6/2017)  
SLMA 03 Rev F - Planting Plan  
SLMA 01 Rev F - Landscape Masterplan  
2386-10 - Proposed Drainage Layout  
2386-DS01 - Surface Water Drainage Strategy

Reason - To ensure provision of a satisfactory development

### **Informative Notes to Applicant:**

1. In accordance with paragraphs 186 and 187 of the NPPF East Hampshire District Council (EHDC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
  - offering a pre-application advice service,
  - updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
  - by adhering to the requirements of the Planning Charter.

In this instance:

- the applicant was updated of any issues after the initial site visit,
  - additional information was supplied to address issues raised by statutory consultees.
2. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality)."
  3. Restricted Byway 506 should be kept open and free of obstruction throughout the construction period. Hampshire County Council (Rights of Way) has advised that if there is likely to be an effect on the right of way in terms of dust, noise or other obstruction during the period of the works, then it is advised that a Health and Safety Risk Assessment be carried out.  
If there is deemed to be a risk to users of the right of way, the applicant should contact

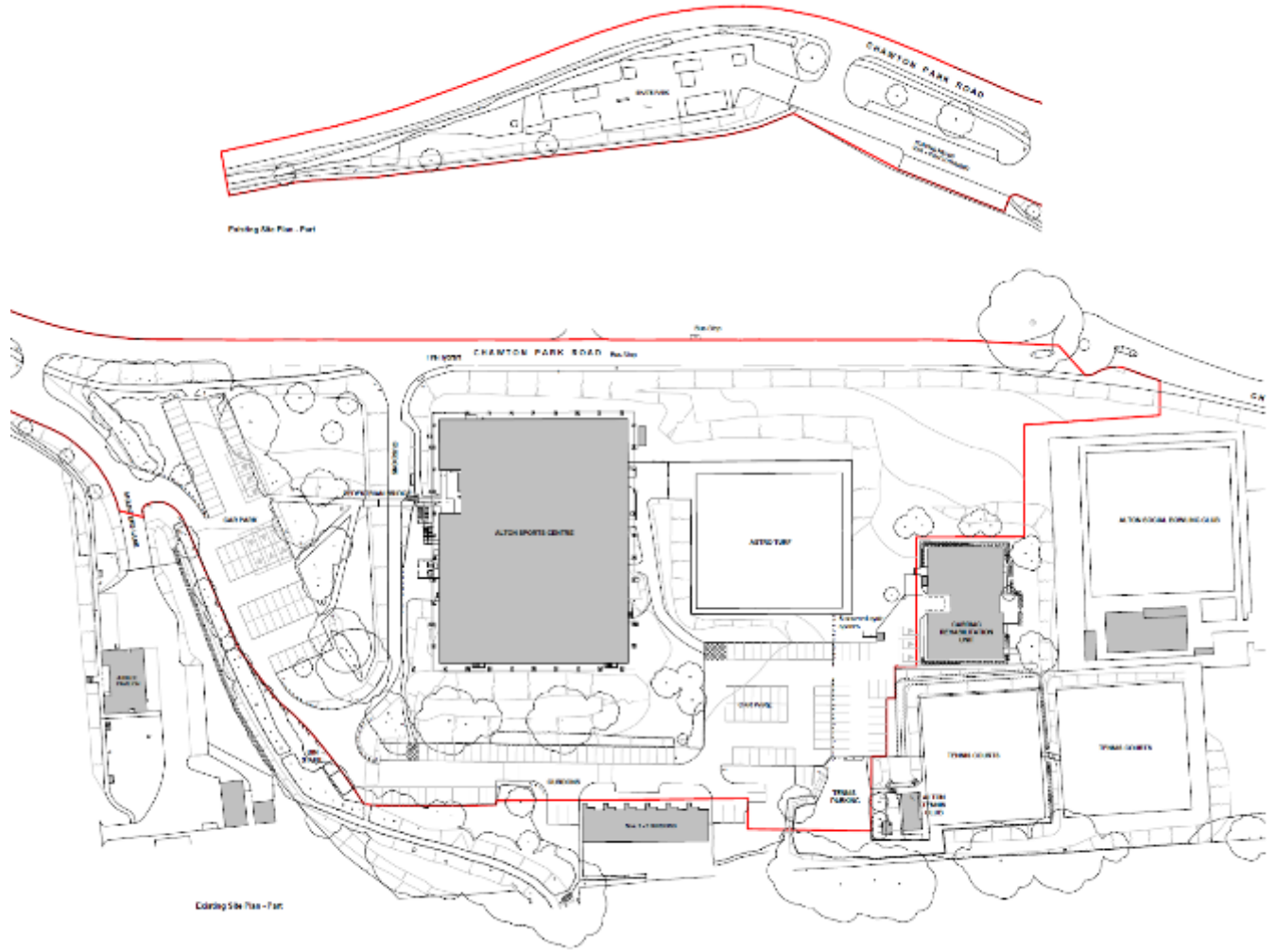
the County Council directly to discuss the Temporary Closure of the route for the duration of the works.

4. Hampshire County Council, as Highway Authority for Public Rights of Way, has advised that there must be no surface alterations to the right of way, nor any works carried out which affect its surface, without first seeking their permission. You are advised that to carry out any such works without this permission would constitute an offence under S131 Highways Act 1980, and therefore you are encouraged to contact Hampshire County Council to discuss any works of this nature, including:
  - Nothing connected with the development or its future use should have an adverse effect on the right of way, which must remain available for public use at all times.
  - No builders or contractors vehicles, machinery, equipment, materials, scaffolding or anything associated with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to walkers.Any damage caused to the surface of the public right of way by construction traffic will be required to be restored to the satisfaction of the Rights of Way Officer, to not less than its minimum width, on the completion of the build.
5. If the proposals include works to an ordinary watercourse, under the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent from the Lead Local Flood Authority is required. This consent is required as a separate permission to planning approval.

CASE OFFICER: Stephen Wiltshire 01730 234229

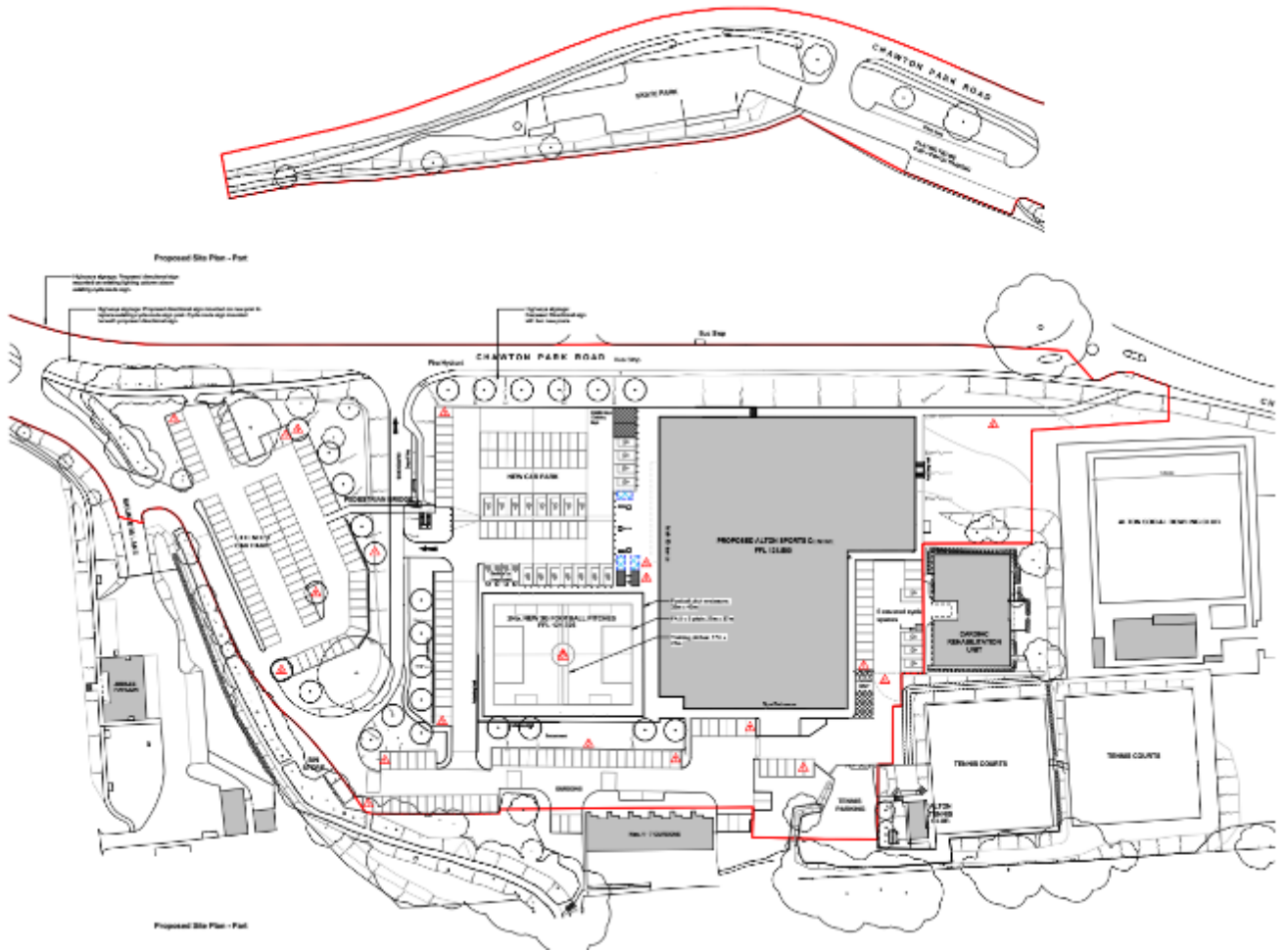
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Section 1 Item 01 Alton Sports Centre, Chawton Park Road, Alton, GU34 1ST



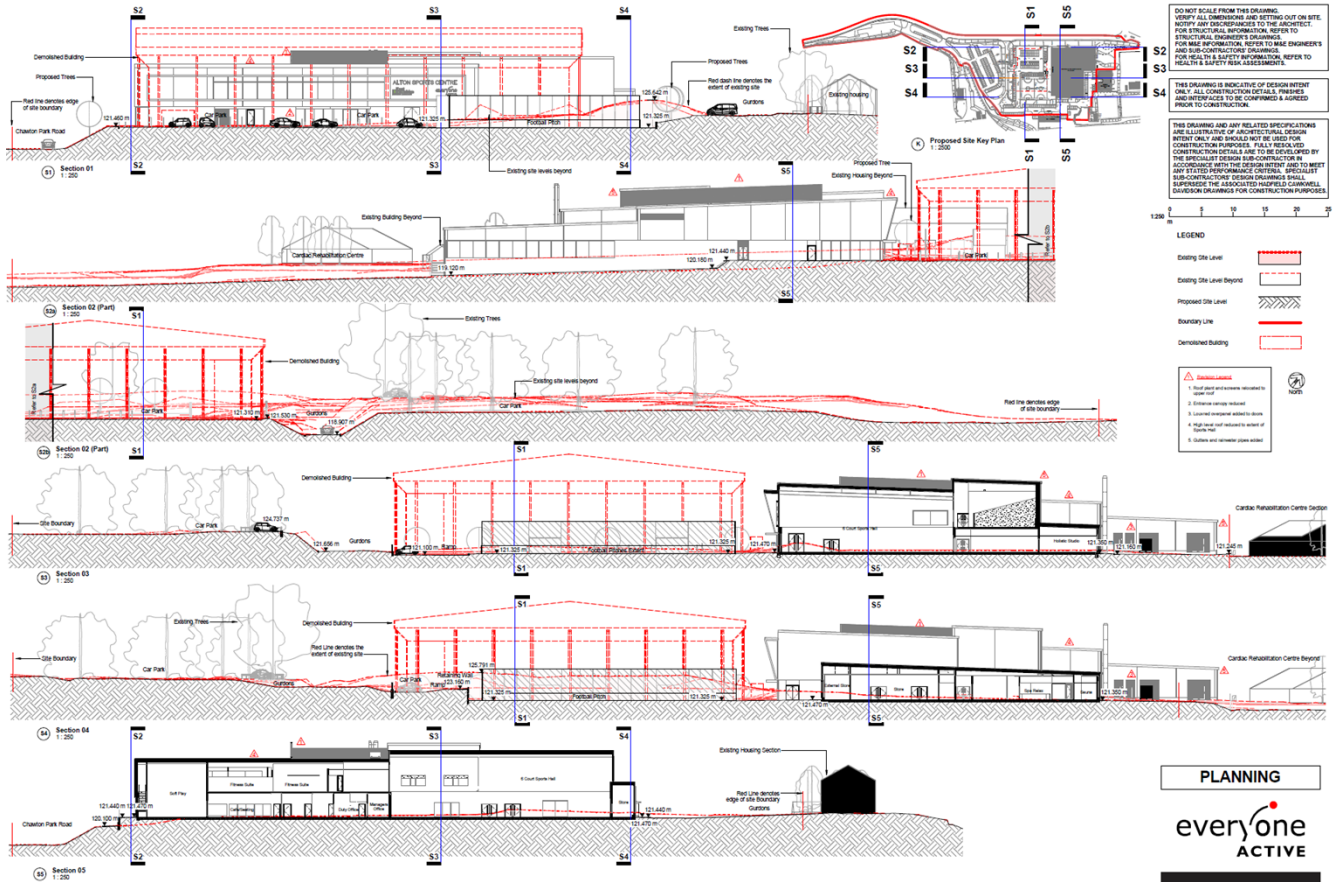
Existing site plan

Section 1 Item 01 Alton Sports Centre, Chawton Park Road, Alton, GU34 1ST



Proposed site plan

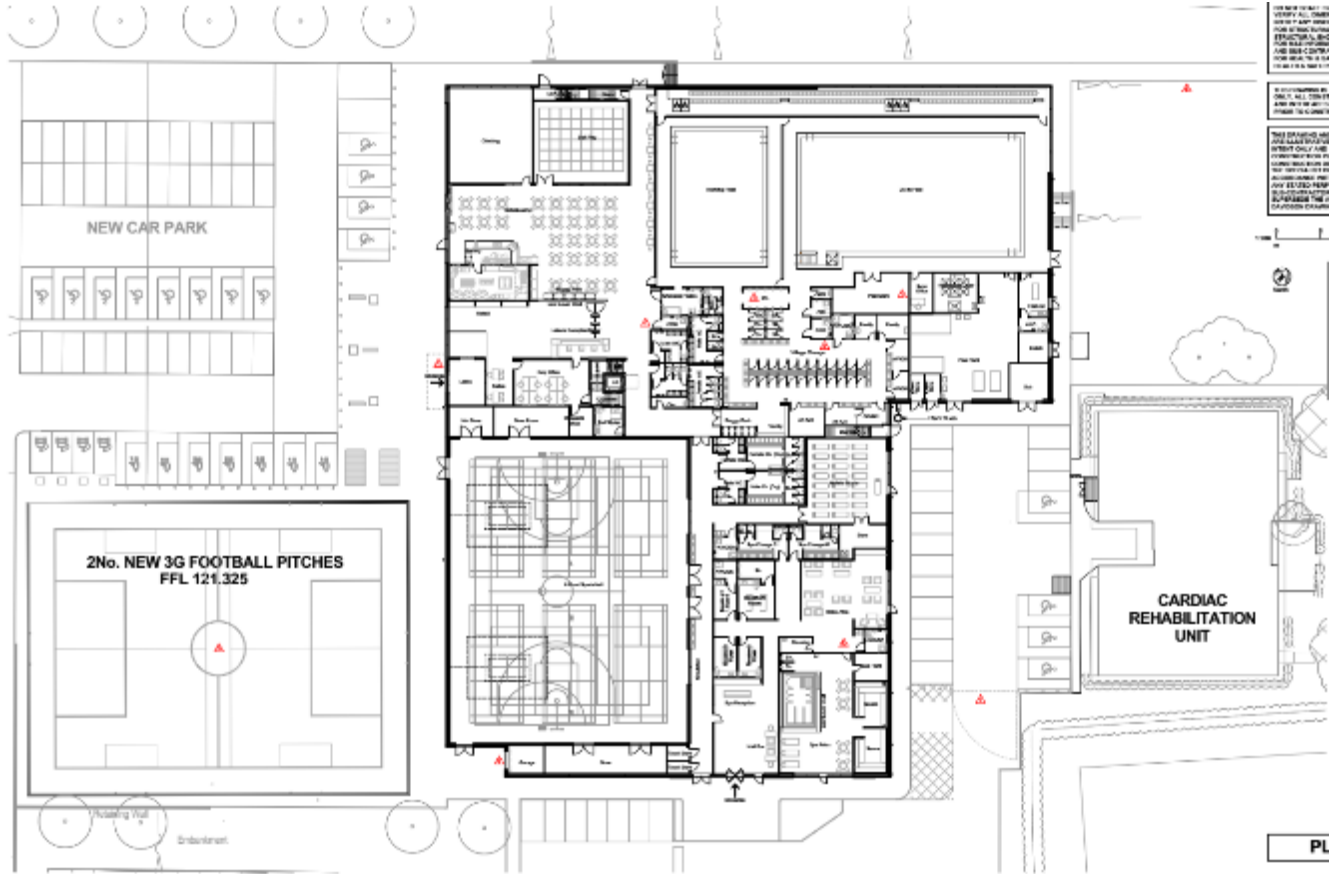
# Section 1 Item 01 Alton Sports Centre, Chawton Park Road, Alton, GU34 1ST



Proposed site sections

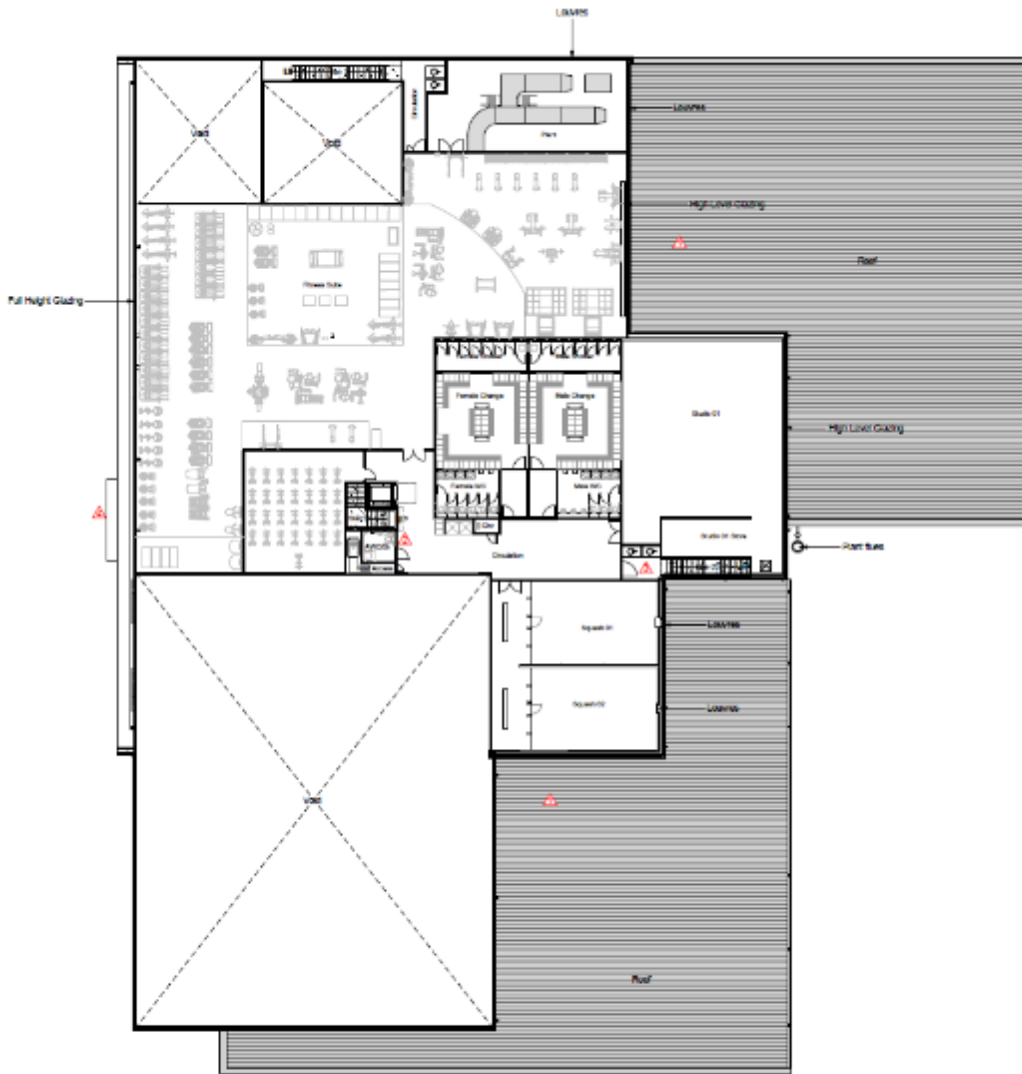


Section 1 Item 01 Alton Sports Centre, Chawton Park Road, Alton, GU34 1ST



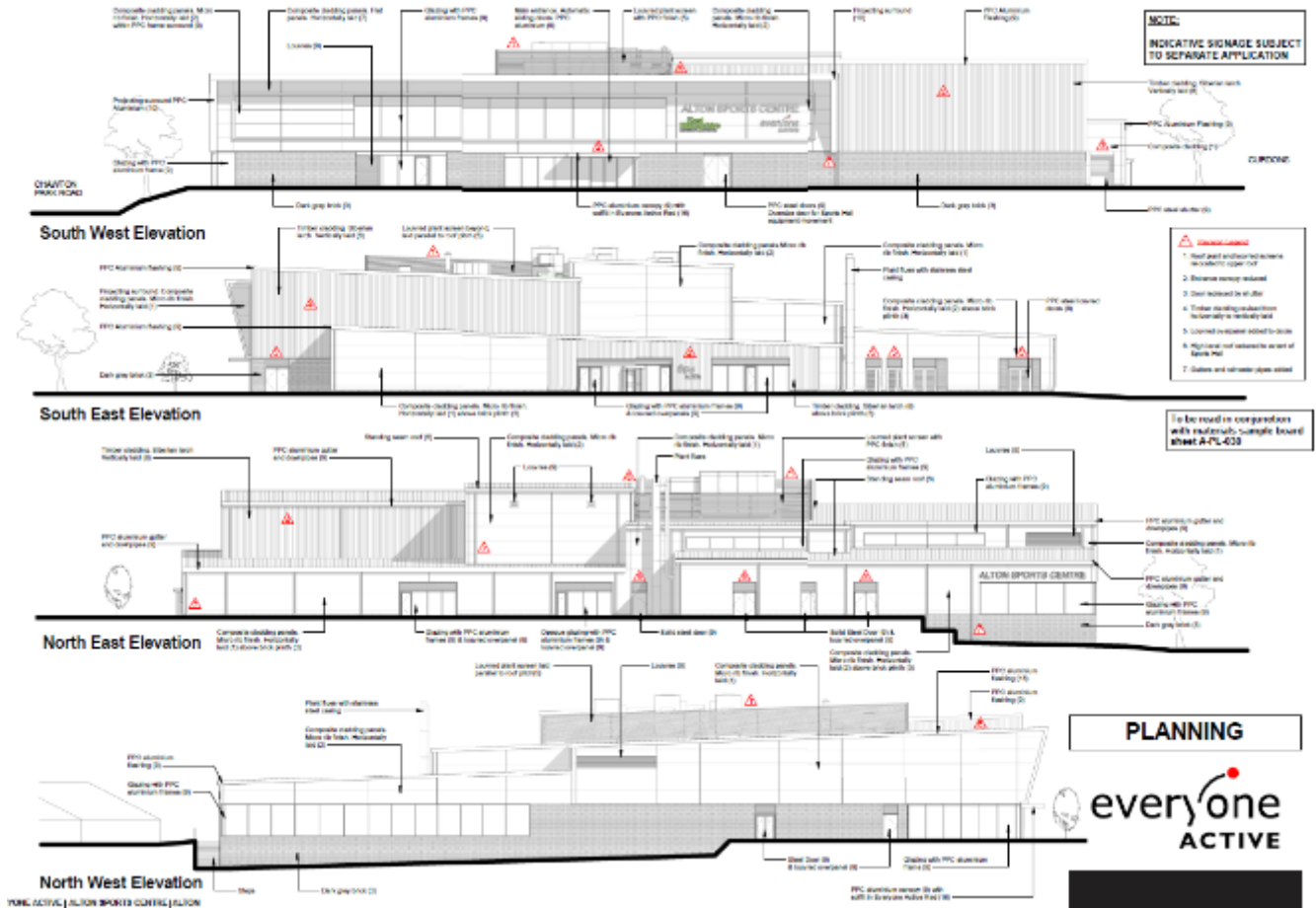
Proposed ground floor

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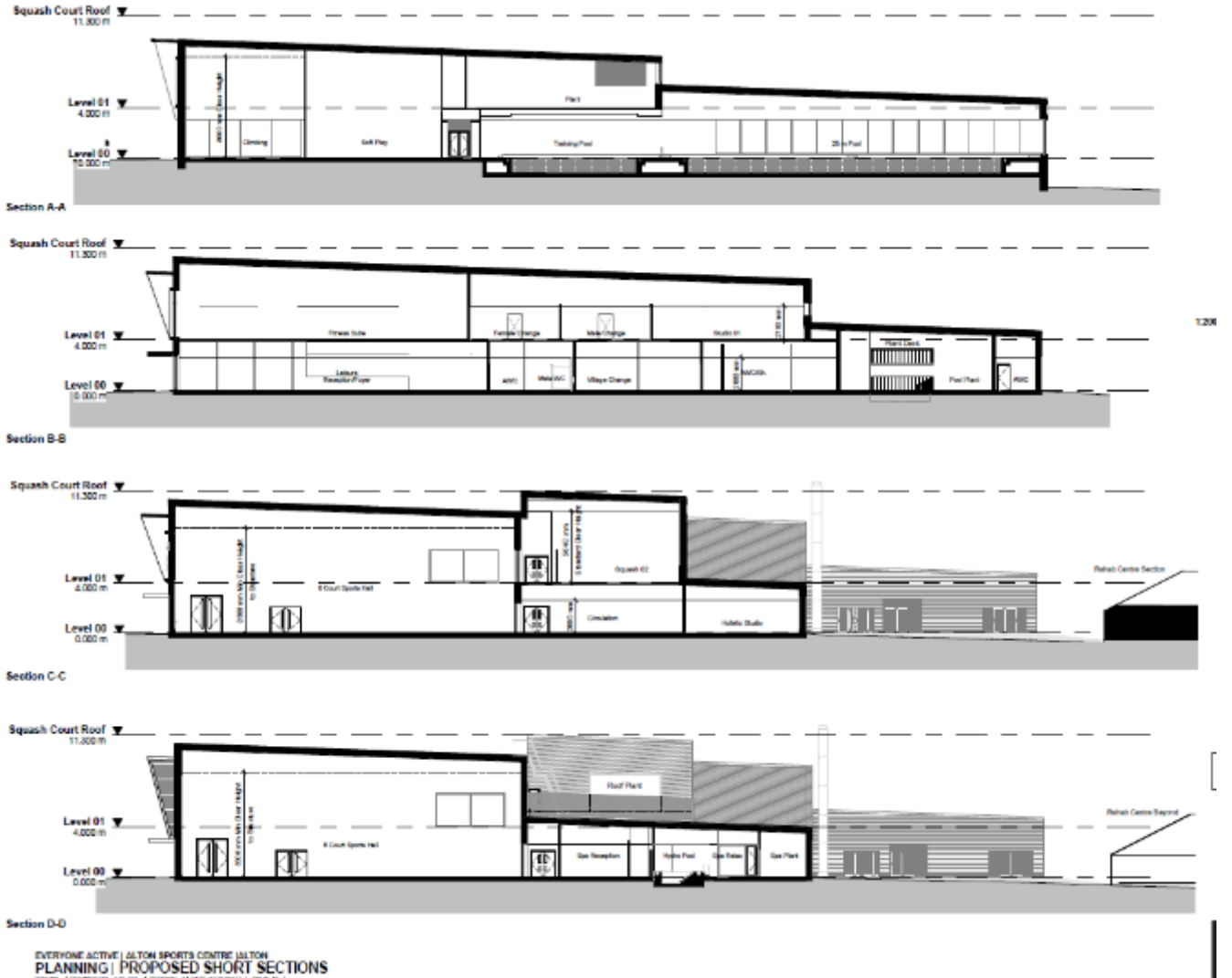
Proposed first floor plan

# Section 1 Item 01 Alton Sports Centre, Chawton Park Road, Alton, GU34 1ST



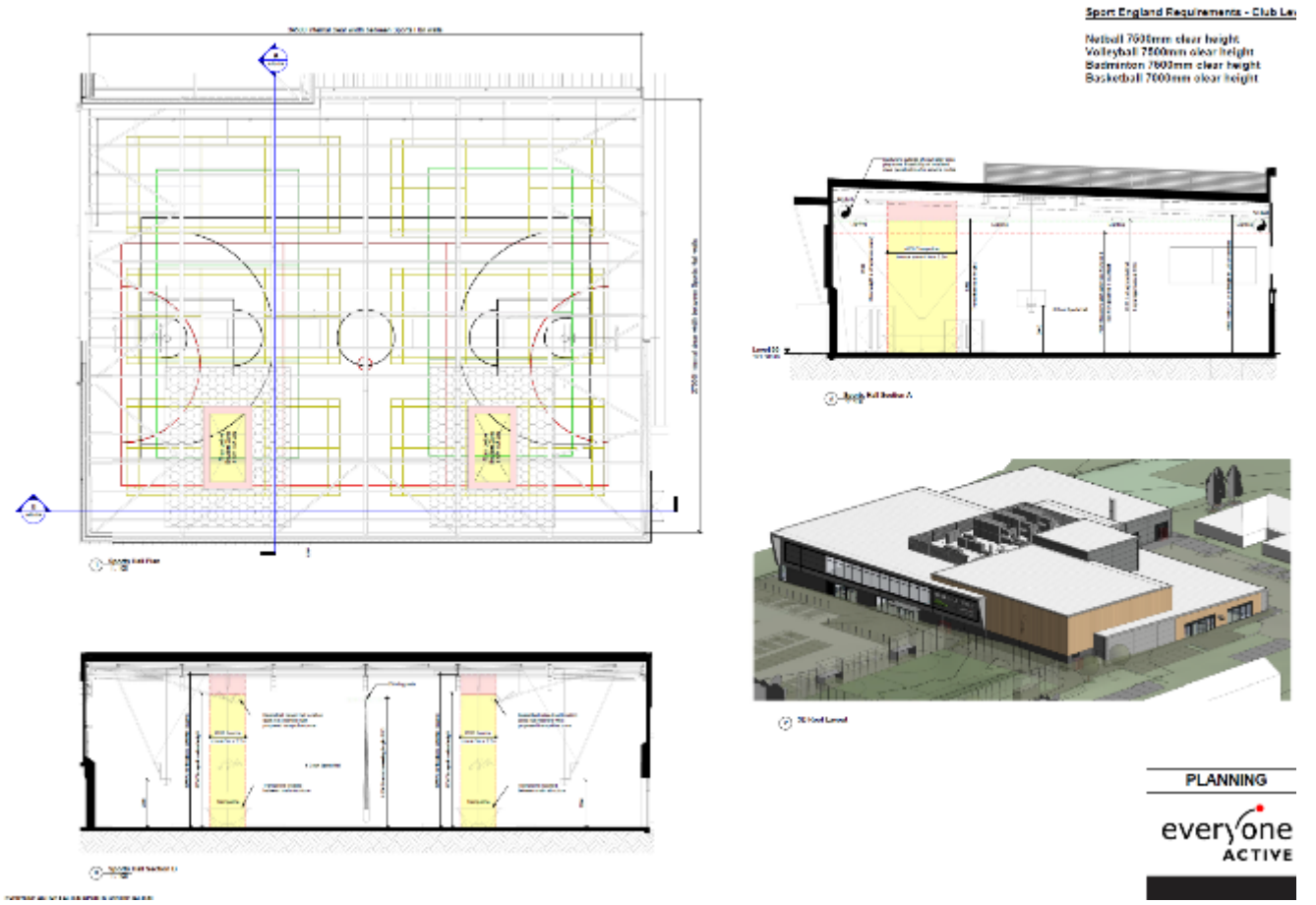
Proposed elevations

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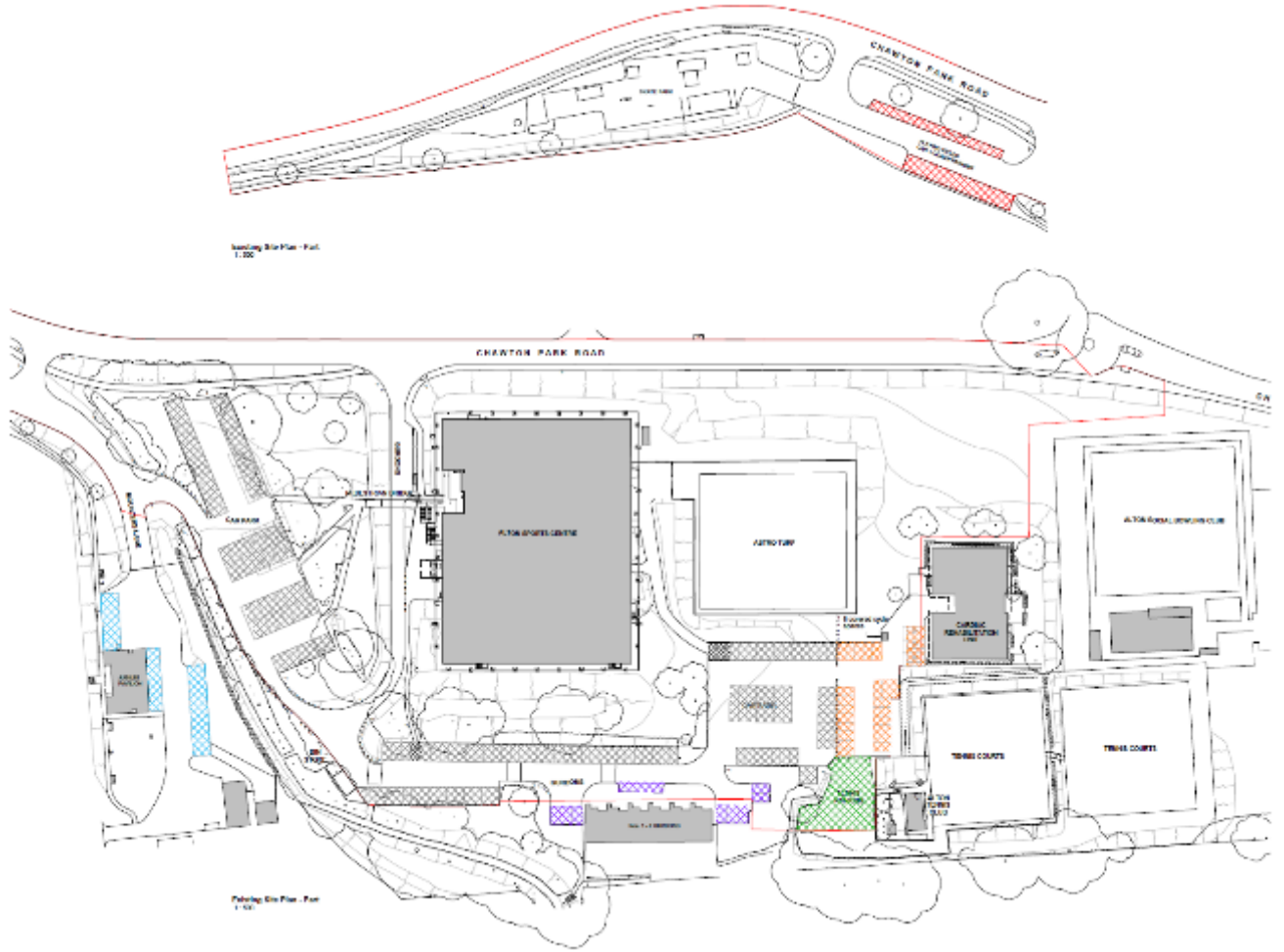
Proposed short sections

Section 1 Item 01 Alton Sports Centre, Chawton Park Road, Alton, GU34 1ST



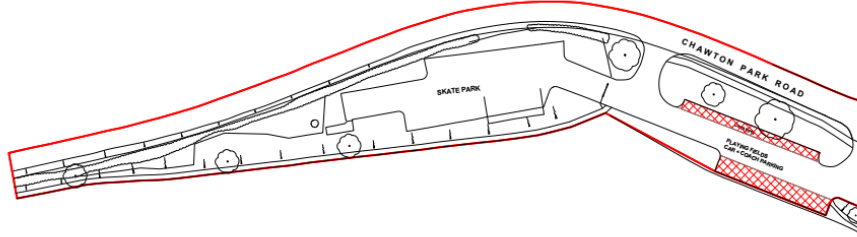
Sports Hall dimensions

Section 1 Item 01 Alton Sports Centre, Chawton Park Road, Alton, GU34 1ST

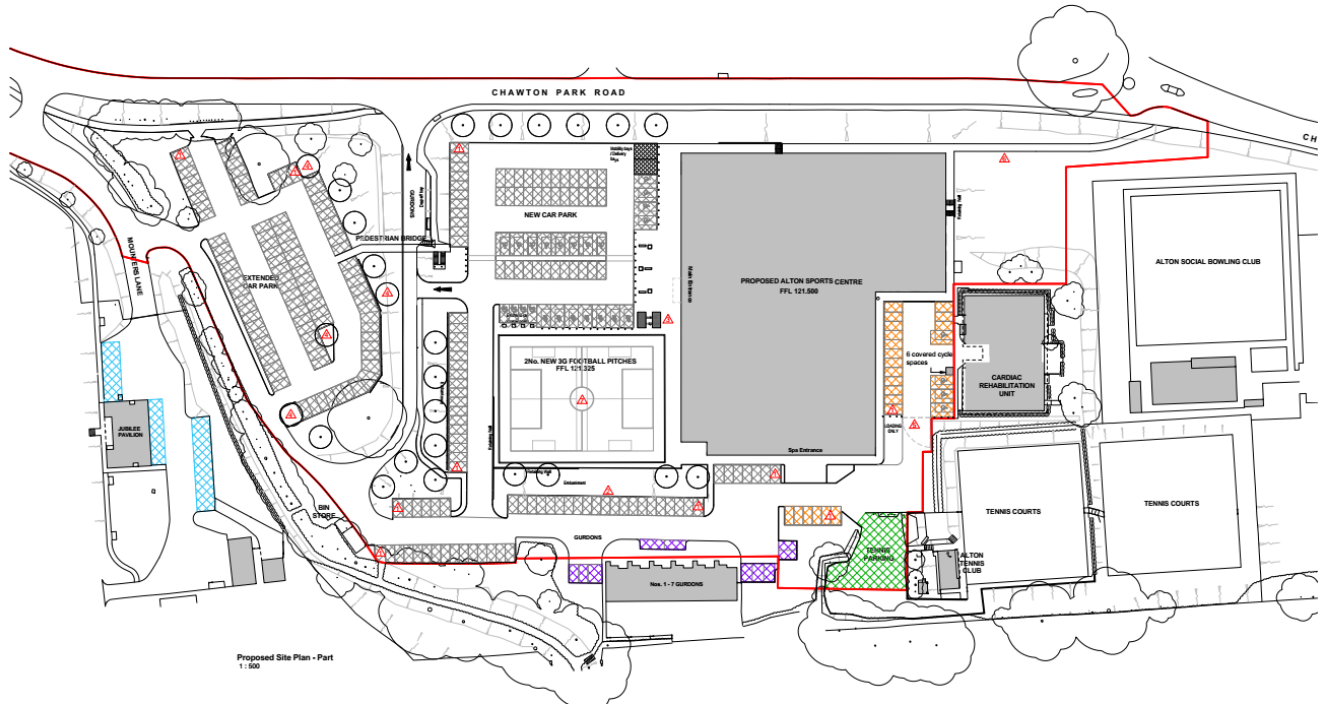


Existing site parking

Section 1 Item 01 Alton Sports Centre, Chawton Park Road, Alton, GU34 1ST



Proposed Site Plan - Part  
1 : 500



Proposed Site Plan - Part  
1 : 500

Proposed site parking

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Landscape masterplan



Section 1 Item 01 Alton Sports Centre, Chawton Park Road, Alton, GU34 1ST



Planting plan