

REGULATORY SERVICES COMMITTEE

REPORT

24 October 2013

Subject Heading:

**P0963.13 – Former Broxhill Centre,
Broxhill Road.**

**Development of a new park including
3G artificial football pitch, multi-use
games area, pavilion, car park,
floodlighting, play areas, sports tracks
and associated landscape works.**

Report Author and contact details:

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Policy context:

**Local Development Framework
London Plan
National Planning Guidance**

Financial summary:

None

The subject matter of this report deals with the following Council Objectives

Clean, safe and green borough	[X]
Excellence in education and learning	[X]
Opportunities for all through economic, social and cultural activity	[X]
Value and enhance the life of every individual	[X]
High customer satisfaction and a stable council tax	[]

SUMMARY

This planning application proposes the demolition of an existing gymnasium building and the installation of a third generation (3G) all-weather football pitch;

multi use games area (MUGA); children's play area; natural children's play area; outdoor gym area; outdoor exercise track; central open space; running tracks; a dog walking area; a car park; new site access; landscaping works; and the erection of a pavilion building. It is concluded that in all material respects, the proposal would be acceptable.

The application is Council owned land.

RECOMMENDATIONS

That subject to the Environment Agency and the Council's Environmental Health officers having no significant objections to the proposal, authority be delegated to the Head of Regulatory Services to grant planning permission subject to the following conditions:

1. Time Limit - The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Approved Plans - The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications.

Reason:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

3. Highways - Before the development hereby permitted is first commenced, wheel scrubbing/wash down facilities to prevent mud being deposited onto the public highway during construction works shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be retained thereafter and used at relevant entrances to the site throughout the duration of construction works on site.

Reason: To prevent materials from the site being deposited on the adjoining public highway, in the interests of highway safety and the amenity of the

surrounding area, and in order that the development accords with the Development Control policies Development Plan Document Policies DC61 and DC32.

4. *Sports Facilities* - Notwithstanding the information on the submitted plans, no development shall commence until details of the design and layout of artificial grass pitch, which shall comply with the Football Association design guidance, have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The artificial grass pitch shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy

5. *Sports Facilities* - No development shall commence until a community use scheme has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme shall include details of pricing policy, hours of use, access by non-members, management responsibilities, a mechanism for review and a programme for implementation. The approved scheme shall be implemented upon the commencement of use of the development and shall be complied with for the duration of the use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy

6. *Contaminated Land* – Following submission of a Phase 1 Report and prior to the commencement of any works pursuant to this permission the developer shall submit for the written approval of the Local Planning Authority;

- a) A Phase II (Site Investigation) Report if the Phase I Report confirms the possibility of a significant risk to any sensitive receptors. This is an intrusive site investigation including factors such as chemical testing, quantitative risk assessment and a description of the sites ground conditions. An updated Site Conceptual Model should be included showing all the potential pollutant linkages and an assessment of risk to identified receptors.

- b) A Phase III (Risk Management Strategy) Report if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. The report will comprise of two parts:

Part A – Remediation Statement which will be fully implemented before it is first occupied. Any variation to the scheme shall be agreed in writing by the Local Planning Authority in advance of works being undertaken. The Remediation Scheme is to include consideration and proposals to deal with

situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority for written approval.

Part B – Following completion of the remediation works a ‘Validation Report’ must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

- c) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then revised contamination proposals shall be submitted to the LPA ; and
- d) If during development work, site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out in line with the agreed contamination proposals.

For further guidance see the leaflet titled, ‘Land Contamination and the Planning Process’.

Reason: To protect those engaged in construction and occupation of the development from potential contamination.

7. Landscaping – No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason:-

In accordance with Section 197 of the Town and Country Planning Act 1990 and to enhance the visual amenities of the development, and that the development accords with the Development Control Policies Development Plan Document Policy DC61

8. Materials – No development shall take place until details, including samples, of the proposed cladding materials relating to the pavilion building have been submitted to and approved in writing by the local planning authority.

The development shall thereafter be undertaken in accordance with the approved details and retained as such.

Reason:-

To safeguard the appearance of the building and the character of the immediate area, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

9. Refuse and Recycling - Prior to the first occupation of the development hereby permitted, provision shall be made for the storage of refuse and recycling awaiting collection according to details which shall previously have been agreed in writing by the Local Planning Authority.

Reason:-

In the interests of amenity of occupiers of the development and also the visual amenity of the development and the locality generally, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

10. Cycle Storage - Prior to completion of the development hereby permitted, cycle storage of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority shall be provided and permanently retained thereafter.

Reason:-

In the interests of providing a wide range of facilities for non-motor car residents, in the interests of sustainability.

11. Construction Methodology - Before development is commenced, a scheme shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers. The Construction Method statement shall include details of:

- a) parking of vehicles of site personnel and visitors;
- b) storage of plant and materials;
- c) dust management controls;
- d) measures for minimising the impact of noise and ,if appropriate, vibration arising from construction activities;
- e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
- f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authorities;
- g) siting and design of temporary buildings;
- h) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;

i) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason:-

To protect residential amenity, and in order that the development accords the Development Control Policies Development Plan Document Policy DC61.

12. Ecology – No development shall take place until a scheme detailing the installation of bat and bird boxes within the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and retained as such.

Reason:-

In the interests of biodiversity and in accordance with Policy DC69 of the LDF.

13. Ecology – The development shall be undertaken in the accordance with the recommendations contained in the submitted Great Crested Newt Survey Report (May 2013); Reptile Survey Report (November 2012); Preliminary Ecological Survey (September 2012); and the Badger Survey Report (June 2013.)

Reason: In the interests of nature conservation and in accordance with the guidance contained in the NPPF.

14. Lighting – The development shall not be brought into use until the external lighting scheme has been provided in accordance with the submitted Planning Application Lighting Report (July 2013). The approved external lighting scheme shall be retained for the life of the development.

Reason:-

In the interests of designing out crime and in accordance with Policy DC63 of the Development Control Policies DPD.

15. Construction Times - All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and

between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:-

To protect residential amenity, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

16. Stockpiled Material – Any stockpiled materials for use during the course of the development s shall not exceed 3m in height.

Reason: To protect the visual amenities of the Green Belt and visual amenity generally, in accordance with Policy DC61 of the Development Control Policies Development Plan Document.

17. Hours of Use – The site shall only open to the public between the hours of 0800 and 2300 on Mondays to Fridays; 0800 and midnight on Saturdays; and 0800 and 2200 on Sundays, Bank, and Public Holidays.

The proposed 3G pitch shall only be used between the hours of 1000 and 2200, and the MUGA shall only be used between the hours of 1000 and 2100.

Reason:-

To protect residential amenity, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

18. Parking – The proposed facility shall not be brought into use until the car park has been provided. The car park, to be constructed in accordance with the approved plans, shall be retained for the life of the development.

Reason:-

In the interests of highway safety and amenity, and in accordance with the Development Control policies Development Plan Document Policies DC61 and DC32.

INFORMATIVES

1. The applicant is advised that planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted, considered and agreed. The Highway Authority requests that these comments are passed to the applicant. Any proposals which involve building over the public highway as managed by the London Borough of Havering, will require a licence and the

applicant must contact StreetCare, Traffic & Engineering on 01708 433750 to commence the Submission/ Licence Approval process.

2. Should this application be granted planning permission, the developer, their representatives and contractors are advised that this does not discharge the requirements under the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. Formal notifications and approval will be needed for any highway works (including temporary works) required during the construction of the development.
3. The Football Association design guidance can be obtained from www.thefa.com. The applicant is advised to contact Mark Liddiard, Regional Facilities and Investment Manager (East), the Football Association for advice on the design of the AGP. 07984 003466, mark.liddiard@TheFA.com.
4. Guidance on preparing Community Use Schemes is available from Sport England www.sportengland.org. The applicant is advised to contact Mark Liddiard, Regional Facilities and Investment Manager (East), the Football Association for advice on the content of the community use scheme in relation to the AGP. 07984 003466, mark.liddiard@TheFA.com.

REPORT DETAIL

1. Site Description

- 1.1 The application site is approximately 6.5ha in area and comprises land associated with the former Broxhill Centre, which was originally a school but later employed as a Council training centre, which became redundant around four years ago. A number of the former structures have already been demolished, leaving a gymnasium and bowling club building located towards the southern end of the site.
- 1.2 The site is located in the Green Belt and is designated in the LDF as forming part of the Broxhill and Whitworth Centres Site Specific Allocation. The northern half of the site is designated as a park/open space/playing field.
- 1.3 The site's western boundary mainly runs alongside Broxhill Road, beyond which is a site comprising numerous mobile homes; part of the western boundary, and its northern end, adjoins residential properties located on the eastern side of Broxhill Road. The northern boundary adjoins a residential property and open land including some storage buildings. The eastern boundary adjoins open land along with a residential property located on the northern side of Noak Hill Road. The southern Boundary mainly lies adjacent to Noak Hill Road, along with some residential properties at its eastern end.

- 1.4 The site's western boundary is located approximately 25m from the caravan site located along Sunset Drive. The proposed 3G pitches, would be located approximately 33m from the curtilages of the nearest mobile homes. The proposed MUGA would be located approximately 15m to the west of No.15 Noak Hill Road.

2. Description of Proposal

- 2.1 This planning application proposes the use of the land as a public park with sports facilities, involving the removal of the existing gymnasium building and the retention of the bowling club building along with the adjoining bowling green. The proposal would incorporate the recently refurbished sports pitches located in the northern area of the site. The following elements would be provided:

- i) The installation of a 3G all-weather football pitch in the south western part of the site, surrounded by 5m high, mainly mesh and net fencing.
- ii) A multi-use games area (MUGA) comprising four sports courts located at the eastern side of the site.
- iii) Children's play areas.
- iv) Outdoor exercise areas and running tracks.
- v) A fenced dog walking area located alongside Noak Hill Road.
- vi) A car park comprising 77 standard spaces and 10 disabled spaces, along with a new vehicular access onto Noak Hill Road.
- vii) The erection of a new pavilion building at the eastern side of the site, comprising a hall, club room, bar area and café, changing rooms and offices. The building would mainly be clad in timber and glazing, would measure approximately 77m x 17m in area; and would have a maximum height from ground level of approximately 8.5m.
- viii) Much of the existing fencing along the site's western and eastern boundaries would be retained, although new fencing is proposed, particularly around the southern end of the site, and surrounding the MUGA and 3G pitches.
- ix) Excess excavated material would be formed into landscaped mounded areas measuring up to 1.5m in height, in the south western and north western corners.
- x) The proposal would also include flood lighting to the MUGA, 3G pitch, and parking area.

3. Relevant History

The proposal under consideration relates to the requirement of Policy SSA2 that, should development come forward for the development of the former Whitworth site, that those sports and open space elements forming part of the former Whitworth and Broxhill sites, should be consolidated on the former Broxhill site.

P1558.11 - Demolition of existing buildings and redevelopment of the site to create 144 no. one, two, three and four bedroom houses and apartments, plus associated roads, paths, car parking, garages, other ancillary structures and landscaping – Approved.

P0863.13 - Creation of 105 no. one and two bedroom apartments and two, three and four bedroom houses, plus associated roads, paths, car parking, ancillary structures and landscaping – Under consideration.

4. Consultations/Representations

4.1 Notification letters were sent to 158 neighbouring properties; a site notice was placed in the vicinity of the site; and advertisements have been placed in the local press. Four representations have been received from neighbouring occupiers objecting on the grounds that the proposal would:

- a) Result in significant light pollution;
- b) Result in significant noise pollution, particularly associated with football matches;
- c) Would not include sufficient capacity within the proposed building for a pool table.

4.2 Consultees

Environment Agency - Comments awaited.

Sport England – No objections; conditions recommended.

Highway Authority - No objections; condition recommended.

Environmental Health - No objections; condition recommended.

Essex and Suffolk Water – No objections.

Designing Out Crime Officer – No objections; condition recommended.

5. Relevant Policies

5.1 The following policies of the LDF Core Strategy and Development Control Policies DPD ("the LDF") are of relevance:

DC18 (Protection of Public Open Space, Recreation, and Sports Facilities)

DC31 (Cemeteries and Crematoria)
DC32 (Road Network)
DC33 (Car Parking)
DC63 (Secured by Design)
DC45 (Appropriate Development in the Green Belt)
DC48 (Flood Risk)
DC59 (Biodiversity in New Developments)
DC61 (Urban Design)

Policy SSA2 of the Site Specific Allocations DPD

5.2 The following policies and guidance are also material considerations in this case:

The National Planning Policy Framework (“the NPPF”)

The London Plan (2011) – Policy 3.19 (Sports Facilities)

6. Staff Comments

6.1 This proposal is put before Planning Committee as the application proposes major development in the Green Belt on Council owned land.

6.2 The main issues in relation to this application are considered to be the principle of development, the impact upon the character of the area, impact upon neighbouring occupiers, and other considerations.

7. Assessment

7.1 Principle of development

7.1.1 Policy SSA2 of the LDF states that a redevelopment of the former Whitworth Centre site will be encouraged, and that sports and open space provision should be re-provided at the neighbouring, former Broxhill Centre site. Further requirements are that the proposal should be publicly accessible and enhance the openness of the Green Belt. The proposal under consideration is considered to be in accordance with Policy SSA2 of the LDF.

7.1.2 Policy DC18 of the LDF states that any loss of open space to a non recreation/leisure use, as is the case at the former Whitworth Centre site, should be accompanied by an improvement to the quality of open space in the vicinity of the site, or to remedying qualitative and quantitative deficiencies elsewhere in the borough. The proposal would involve a significant improvement to the provision of open space provision in the vicinity of the former Whitworth site, and to the extent that the proposal is considered to be in accordance with Policy SSA2, it is also considered to be in accordance with Policy DC18.

7.1.3 This planning application proposes the change of use of land, along with engineering and building operations in the Green Belt. Policy DC45 of the LDF states that planning permission will only be granted for development in the Green Belt that is for given purposes, including outdoor recreation, and that new buildings in the Green Belt will only be approved where they are essential to the identified uses.

7.1.4 National planning guidance is also a material consideration in the determination of planning applications. In terms of the guidance contained in the NPPF, the preliminary assessment when considering proposals for development in the Green Belt is as follows:-

- a) It must be determined whether or not the development is inappropriate development in the Green Belt. The NPPF and the LDF set out the categories of development not deemed to be inappropriate.
- b) If the development is considered not to be inappropriate, the application should be determined on its own merits.
- c) If the development is inappropriate, the presumption against inappropriate development in the Green Belt applies.

7.1.5 Each type of the proposed development will be considered in turn.

Material Change of Use

7.1.6 It is considered that the proposed change of use, which would result in the creation of outdoor sport and recreation facilities, would not be significantly detrimental to the openness of the Green Belt compared to the extant use of the site as a school and latterly a training centre, along with a recreational ground. However, the guidance contained in the NPPF is silent in relation to material changes of use. As this type of development is not listed as potentially constituting appropriate development in the Green Belt, the implication is that the proposed change of use would constitute inappropriate development in the Green Belt. Very special circumstances therefore need to be demonstrated to overcome the harm to the Green Belt, by reason of inappropriateness.

Building Operations

7.1.7 Paragraph 89 of the NPPF states that the construction of new buildings in the Green Belt need not be inappropriate where they relate to the provision of appropriate facilities for outdoor sport and recreation, providing they maintain the openness of the Green Belt and do not conflict with the purposes of including land within it. The proposed pavilion would include changing room facilities, a hall, club room, bar and café. Given the scale and nature of the overall site, it is considered that the proposed pavilion would not result in a disproportionate addition and that its facilities, which

are of a modest nature, would be appropriate to what would be a significant outdoor sport and recreation facility within the borough.

7.1.8 The proposal would result in a number of other building operations, including the erection of fencing and floodlights; these are considered to be minor additions to the landscape in relation to the overall site area and are, in any case, located towards the southern end of the site, near to the public highway and an area exhibiting a more urban character. These building operations are considered to be appropriate for an outdoor sport and recreation facility.

7.1.9 Whilst the aforementioned building operations are considered to be appropriate to facilitate an outdoor sport and recreation facility, given their scale, it is not considered that they would, in themselves, maintain the openness of the Green Belt. Nevertheless, compared to the site's previous development, which included a complex of larger buildings along with an extant gymnasium, which is to be demolished, it is considered that the proposal would enhance the openness of the Green Belt, in accordance with Policy SSA2 of the LDF.

Engineering Operations

7.1.10 Paragraph 90 of the NPPF states that the undertaking of engineering operations in the Green Belt need not be inappropriate providing they maintain the openness of the Green Belt and not conflict with the purposes of included land within it.

7.1.11 The proposed development would result in land raising works in the south western and north western corners of the site, up to 1.5m in height and covering around 0.8ha in area. The proposed engineering operations, which would employ excavated material from within the site, would form an integral part of an overall development, which it is considered would enhance the openness of the Green Belt in this location. The raised areas would be landscaped and blend in with the surrounding land. To the extent that these operations would form part of a wider development, which enhances the openness of the Green Belt, it is considered that they would not constitute inappropriate development in the Green Belt.

7.2 Visual Impact

7.2.1 Policy DC61 states that planning permission will only be granted for development which maintains, enhances or improves the character and appearance of the local area. However, the requirements of this policy need to be balanced against the provisions of Policy SSA2 of the LDF, which allocated the site for the proposed use.

7.2.2 The proposed development would result in the creation of an outdoor sports and recreation facility, including building and engineering operations. The proposed use would generally have an open character, and where buildings are proposed, their scale would be modest when considered in relation to

the site as a whole. The proposed building operations would generally take place towards the southern end of the site, where the site comes into contact with more urban development. Moreover, the proposal replaces a former school and latterly a training centre, which had a greater impact on the open character of the area and the visual amenities of the Green Belt than what is under consideration.

7.2.3 It is considered that the proposal would be acceptable, subject to the use of the following conditions. It is recommended that conditions be imposed, should planning permission be granted, requiring the approval of details relating to landscaping, building materials, bicycle storage, and refuse and recycling storage.

7.3 Amenity

7.3.1 Policy DC61 of the LDF states that planning permission will not be granted for proposals that would significantly diminish local and residential amenity.

7.3.2 The nearest residential properties to the proposal would include mobile homes located approximately 30m to the west of the proposed 3G pitches, and a residential property located approximately 15m from the proposed MUGA. Acoustic fencing is proposed as part of the scheme and the submitted noise survey indicates that the proposal would not result in any significant adverse impacts on the amenities of neighbouring occupiers. However, this is based on average noise levels measured over given periods of time. In practice, there are likely to be peak noise levels associated with sports uses, which would be audible at neighbouring residential properties.

7.3.3 The Council's Environmental Health officers have recommended that further survey works be undertaken to corroborate the findings of the submitted report. To this end, a condition has been recommended, however, it is considered that a decision should not be made on the application until it is known whether the proposal would be significantly harmful or not. The applicants have therefore been advised to submit further information for the consideration of officers.

7.3.4 The applicants propose to limit the use of the MUGA and 3G pitch, the uses of which are likely to generate the most noise, to the hours of 10am to 10pm for the 3G pitch, and 10am to 9pm for the MUGA. A condition is recommended to limit the use of the facilities to these times, however, Members may wish to further limit the use of these facilities in consideration of the potential impacts on neighbouring occupiers.

7.3.5 Given the nature of the proposal, it is considered that there would not be any significant adverse impacts on the amenity of neighbouring occupiers in terms of overlooking, loss of outlook, or loss of light.

7.3.6 The proposed use of flood lighting would have the potential to cause light pollution impacts in the surrounding area. The submitted lighting

assessment and plans indicate that the external flood lighting would be set on 8m high masts and would be orientated to face into the relevant areas of activity. Backlight shields would be employed to reduce glare and when the vegetation in the surrounding area is considered, the report concludes that light spill from the site will not cause significant harm either to neighbouring residential properties or public highway users. Moreover, it is proposed that the flood lights will be turned off as soon as the use of the relevant sports areas ceases.

7.3.7 Subject to acceptable arrangements being in place to address potential noise impacts, the proposal is considered to be acceptable in terms of amenity, and would be in accordance with Policy DC61 of the LDF.

7.4 Access Considerations

7.4.1 Policy DC32 of the LDF states that development will only be permitted where it can be demonstrated that there would be no significant adverse impacts on the road network.

7.4.2 The proposal would result in the creation of a new vehicular access onto Noak Hill Road, with the existing access from Broxhill Road being employed for servicing purposes. The proposed car park would include 77 standard spaces and 10 disabled spaces. The Council's Highways officers have considered the proposal and have raised no objections to it subject to the use of a condition, which should be imposed should planning permission be granted. In the absence of any objections from the Highway Authority, it is considered that the proposal would be in accordance with Policies DC32 and SSA8.

7.5 Environmental Considerations

7.5.1 The Council's Environmental Health officers have recommended the use of conditions relating to contaminated land and air quality. The requirement for an air quality assessment is considered to be neither reasonable or necessary given that the proposal would have less than 200 parking spaces and given the previous use of the site.

7.5.2 A flood risk assessment was submitted as part of the proposal, which, at the time of writing, is still being considered by the Environmental Agency. Subject to the Environment Agency having no significant objections to the proposal, it is considered that it would have an acceptable impact in relation to flood risk and drainage arrangements in the area.

7.5.3 Various ecological reports have been undertaken in relation to protected species; it is recommended that a condition be applied requiring that the development be undertaken in accordance with the recommendations contained in those reports. A further condition is recommended requiring the approval of details relating to biodiversity enhancements, in accordance with Policy DC59 of the LDF.

7.7 Other Considerations

7.7.1 The Council's Designing Out Crime Officer has raised no objections to the proposal subject to the use of conditions, which should be imposed if planning permission is to be granted.

7.8 Very Special Circumstances

7.8.1 As discussed earlier in this report, it is considered that the proposed development, by virtue of the guidance contained in the NPPF, would be harmful to the Green Belt, by reason of inappropriateness.

7.8.2 In this case it is considered that there are sufficient very special circumstances to justify the proposal. The site is allocated in the Development Plan for use as an outdoor sports and recreation in association with the residential development at the neighbouring Whitworth site. The proposal would result in a significant improvement to the quality and quantity of recreation facilities in the borough, and would result in a visual and environmental improvement to the site compared to what previously occupied it.

8. Conclusion

It is considered that there are very special circumstances to justify inappropriate development in the Green Belt in this case, and in all other respects, officers consider the proposed development to be acceptable, having had regard to Policies DC18, DC31, DC32, DC33, DC45, DC47, DC48, DC59, DC61, DC63, and SSA2 of the LDF, and all other material considerations.

IMPLICATIONS AND RISKS

Financial implications and risks:

None.

Legal implications and risks:

None.

Human Resources implications and risks:

None.

Equalities implications and risks:

Disabled users will be accommodated by the proposed development.

BACKGROUND PAPERS

Application form
Supporting documentation and plans