

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Sarita Jones
Application No.	18/00566/FULPP
Date Valid	20th August 2018
Expiry date of consultations	12th October 2018
Proposal	Removal of existing portacabin, replace with new pavilion for recreation/community use, extension of existing car park and provision of lamp columns/luminaires
Address	Ivy Road Recreation Ground Ivy Road Aldershot Hampshire
Ward	North Town
Applicant	Rushmoor Borough Council
Agent	
Recommendation	GRANT

Description

The Ivy Road recreation ground comprises grassed sport pitches/open areas including an equipped childrens' play space, a fenced, floodlit multi use games court, a small car park and a single storey metal portable building. The application site is located on part of the western side and contains the portable building, the car park and part of the play and grassed areas.

The recreation ground is surrounded by industrial, commercial and warehouse development to the north, south and west with the River Blackwater to the east. The site is used for a number of activities including dog walking, football and childrens' play space. The existing portable building measures some 16.030 metres by 3.030 metres and is in need of replacement. This building provides changing rooms, shower and toilet facilities primarily used by Aldershot Town Boys and Girls football club. The existing tarmac car park (8 spaces) which serves the recreation ground takes access from Ivy Road in the south western corner of the site. The pitches are also used by the football club. The River Blackwater is designated as a green corridor.

In April 2007 planning permission, 07/00151/RBC3PP, was granted for the erection of perimeter fencing to a maximum height of 3 metres at goal ends around a ball games court, attached basketball backboards up to 3.9 metres in height, 2 items of play equipment in excess of 4 metres in height and a CCTV camera on a 5 metre pole. This has been implemented.

In April 2009 planning permission, 09/00064/RBC3PP, was granted for the erection of four 10 metre high floodlights/columns around the ball games court. This has been implemented.

Planning permission 09/00431/FULPP dated October 2009 for the erection of 471 replacement dwellings in a mix of bungalows, flats, maisonettes, houses and a block of older persons' flats, together with replacement shop units and community centre and associated highway improvements, public open space, landscaping & parking areas following demolition of 471 existing flats, shop units and community centre is also relevant to the consideration of this proposal. When planning permission was granted for this development it included the replacement of the existing North Town Community Base with a purpose built community facility with a large hall, meeting & counselling rooms, IT suite, kitchen and outdoor area suitable for playgroups. The applicant entered into a legal agreement which secured the provision of a temporary community facility before the existing base is demolished, to be retained until the new one would become available for use.

The current application seeks permission for the removal of existing portable building and its replacement with a pavilion for recreation/community use, extension of the existing car park and provision of lamp columns/luminaires. The proposed building would be sited to the north of the games court and would be single storey with a hipped pitched roof, having a maximum height of 3.979 metres. It would have a gross internal area of 330 square metres and provide changing rooms including showers, toilets and separate officials' accommodation, a community room, kitchen, bar, office, toilet, stores and cleaners cupboard. It would be finished in red/orange brick (Forterra Sunset) with a metal profile roof in a brown colour. The works to extend the car park would necessitate the relocation of the existing play equipment (officer note this does not require planning permission as the applicant has permitted development rights in this regard). Vehicular access remains as existing with the extended and resurfaced car park providing 25 car parking spaces, two disabled parking spaces and two motorcycle spaces. A Sheffield cycle stand for 8 cycles is also proposed. Seven 6 metre lighting columns are proposed within the new car parking area with 8 building mounted bulkhead lights. A new footpath leading from the extended parking area and encircling the building would also be provided.

The application is supported by a design and access statement, a flood risk and drainage assessment, a SUDS statement, a Flood Insight report, details of surface water storage requirements for sites, an arboricultural impact assessment and BS5837 Tree survey, a report on an investigation on ground conditions and remediation options for the football pitches, a Phase 2 site investigation and land contamination assessment and a lighting drawing for the extended car park.

Consultee Responses

Natural England	have no comments to make on this application and refers to the Council's Ecologist.
The Blackwater Valley Countryside Partnership	No views received.
Parks Development Officer	raises no objection to the proposal.
HCC Highways Development Planning	raises no objection to the proposal.

Ecologist Officer	raises no objection to the proposal subject to conditions.
Environment Agency	raises no objection to the proposal subject to conditions.
Hampshire Fire & Rescue Service	advises that the development should comply with Approved Document B5 of the Building Regulations and section 12 of the Hampshire Act 1983. Advice is also given in relation water supplies, fire protection, testing of fire safety systems and the use of timber framed buildings.
Environmental Health	raises no objection to the proposal subject to conditions.
Planning Policy	raises no objection to the proposal.
Sport England	raises no objection to the proposal.
Surface Water Drainage Consultations	advise that as the site is less than a hectare in size there is no need to comment on the proposal.
Arboricultural Officer	raises no objection subject to condition.
Thames Water	raises no objection in relation to the waste water network nor waste water process infrastructure capacity. It notes that public sewers cross or are close to the development and refers to its guide on working near or diverting pipes.
Southern Gas Network (Formerly TRANSCO)	Views awaited

Neighbours notified

In addition to posting a site notice and press advertisement, 48 individual letters of notification were sent to Belle Vue Enterprise Centre, Blackwater Park, Christy Estate, Gresham Industrial Estate, Ivy Road and North Lane

Neighbour comments

No letters of representation have been received in respect of the proposed development.

Policy and determining issues

The site is within the built up area of Aldershot. The Ivy Road recreation ground playing fields are designated as a major area of recreational space and playing pitches. Parts of the recreation ground are designated as within the River Blackwater flood risk area. As such policies SP7 (Neighbourhood renewal), CP1 (Sustainable Development principles), CP2 (Design and heritage), CP4 (Surface water flooding), CP10 (Infrastructure provision), CP11 (Green Infrastructure network), CP12 (Open space, sport and recreation), CP15 (Biodiversity), CP16 (Reducing and Managing travel demand) and CP17 (Investing in

transport) of the Rushmoor Core Strategy and "saved" local plan policies ENV13 (Trees and existing landscape features), ENV14 (Water environment), ENV17 (Development on smaller sites), ENV21 & ENV22 (Access for people with disabilities), ENV41 & ENV42 (Flood risk), ENV45 (Community facilities), ENV48, ENV49 and ENV52 (Environmental pollution and noise) are relevant to the consideration of this proposal. The Council's adopted planning documents (SPD) on 'Planning Contributions - Transport' 2008 and 'Car and Cycle Parking Standards', 2017 and the advice contained in the National Planning Policy Framework (NPPF)/National Planning Practice Guidance are also relevant.

The Council published the draft submission version of the Local Plan for public consultation between Friday 9 June and Friday 21 July 2017. The Council's Planning Policy team have processed all the representations that have been received, prepared a report which has summarised the issues raised during the consultation and set out the Council's response. On 2 February 2018, this report, together with all the 'duly made' representations received during the consultation period, were submitted to the Planning Inspectorate for examination, alongside the plan and its supporting documents.

A planning inspector has been appointed and she held a public hearing which took place in May this year. Given this, and recognising that they currently have limited weight, policies IN1 (Infrastructure and Community Facilities), IN2 (Transport), D1 (Design in the Built Environment), DE6 (Open space, sport and recreation), DE7 (Playing fields and ancillary facilities), DE8 (Indoor and built sport and recreation facilities), DE10 (Pollution), LN5 (Neighbourhood deprivation strategy), NE2 (Green infrastructure), NE3 (Trees and landscaping), NE4 (Biodiversity), NE6 (Managing fluvial flood risk), NE7 (Areas at risk of surface water flooding) and NE8 (Sustainable Drainage Systems) are also relevant to the consideration of this proposal.

The main determining issues are the principle of development, the impact on the character of the area, the impact on adjoining residents, flood risk and the water environment, highway considerations, nature conservation and provision of facilities for people with disabilities.

Commentary

The principle of development

The Ivy Road playing fields are an important recreation facility serving the local and wider community. The pitches are currently used by the Aldershot Boys and Girls football club. The club has 20 teams with 250 players ranging from 7 years to under 15 years old, of which five are all girls teams. They also run a Tiny Kicker programme for 3 to 5 year olds. The club is also supported by 9 committee members 20 coaches and 40 volunteers. Due to a lack of changing rooms they are only able to run their under 10 year old matches at Ivy Road. It is noted that the club has agreed terms with the Council as the landowner to run the building should planning permission be granted and the building built.

Sport England has been consulted on this application and advises that:

Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 97), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or

- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England has consulted the Football Foundation (FF) on behalf of the FA on the application for the removal of the existing portacabin, its replacement with a new pavilion for recreation/community use, extension of existing car park and provision of lamp columns/luminaires, and has received the following comments. The FF comment that Rushmoor Borough Council have worked closely with Hampshire County FA and The Football Foundation to ensure that the design of the replacement facility comply to the required technical standards for changing rooms. This project will be seeking investment from Football Foundation. The FF comment further that it is a priority for Hampshire County FA, as it will provide much needed improved changing rooms for a large grass roots football club: Aldershot Boys & Girls FC. The Football Foundation, on behalf of the FA fully support these proposals.

On the basis, that the proposal is located in an area of playing field which will have no adverse effect on the quantity or quality of playing pitches and is needed to support the use of the site for sport, Sport England is satisfied that the proposed development meets exception 2 of our playing fields policy, in that:

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

This being the case, Sport England does not wish to raise an objection to this application.

The Council's Policy and Conservation Manager has also been consulted on this application and advises that:

"The proposal seeks to build changing rooms and associated facilities for local sports teams to better improve and facilitate use of the playing fields. It is noted that part of the proposal involves the shared use of the building for community uses, attracting funding from First Wessex (officer note - now Vivid Homes). It is my understanding that the community use is proposed as a replacement for part of that originally proposed to be provided in North Lane, as part of the redevelopment of North Town.

The floorspace proposed is consistent with that required to support sports use of the playing pitches and that is the primary purpose of its provision. However, the proposed floorspace will also be for dual use of the sports club and wider community groups.

In my assessment, the proposal is principally to provide facilities for sports use and on that basis, it is assessed to meet the requirements of criterion c of Core Strategy Policy CP12 Open Space, Sport and Recreation:

"Recreation facilities in the built up area can best be retained and enhanced through the development of ancillary facilities on a small part of the site."

For that reason, the proposal also meets the requirements of emerging Rushmoor Local Plan policies DE6 and DE7. Furthermore, it is understood that the siting of the proposed building does not impact on the playing pitch provision of the playing fields and that Sport England

raise no objection to the application."

It is noted that reference is made above to the North Town redevelopment particularly as a source of potential funding if the provision of the community use in an alternative location is agreed. As this would necessitate a change to the provisions of the legal agreement for North Town redevelopment this would need to be the subject of a formal request in writing from or on behalf of Vivid Homes and consideration by the Development Management committee in due course. Potential sources of funding have not been a material consideration in the assessment of the submitted proposal.

Having regard to the above consultation responses, no objection is raised to the principle of development subject to the consideration of the following matters.

The impact on the character of the area

The existing metal portable building makes little contribution to the character of the area. Its removal will be a general benefit and is supported. The proposed building will be on land which is currently a grassed area. It would be a different form of development, in terms of permanence, siting, height and general massing. As a consequence it would be more visible than the existing portable building and have a greater impact on the character of the playing fields. However the building is low rise in design, compact in footprint for the accommodation to be provided and has been sited to minimise its impact on the character of the wider site and the surrounding area.

There are established trees along the western site boundary. The proposed building and footpaths are not in proximity to the retained trees. As such it is considered unlikely that this part of the proposal would have any significant impact upon these trees. The proposed car parking is partially within the root protection area of an Ash tree and a Lawson Cypress hedge. To minimise the impact upon these features it would be necessary to implement the removal of the existing hard surfacing (concrete slab and a small part of the existing car parking area in an appropriate manner to retain tree roots and limit the harm to them. Where new car parking is proposed within the root protection area, special surface and above ground construction will be required. The Council's Arboricultural Officer has been consulted on this application. He raises no objection to the proposal subject to development being undertaken in accordance with the submitted tree protection details. These works may be secured by way of condition. Subject to this, no objection is raised to the proposal in terms of visual impact.

The impact on adjoining residents/occupiers

Commercial and industrial occupiers adjoin the site, all of which have security lights of varying heights and designs. These occupiers will see the new building but given the separation distances to be retained and the low rise nature of the building, no material loss of amenity is considered to result.

The closest residential property is located at 1a Ivy Road, some 215 metres to the west of the site. The proposal will have no visual impact on these residents. Ivy Road is a well used highway by the businesses located there but also by users of the playing fields and the Civic amenity site. The improved accommodation is likely to encourage further use of the pitches during daylight hours but any likely increase in traffic is not considered to result in material harm to these residents in terms of noise, disturbance or activity. As such no objection is raised to the proposal on residential amenity grounds.

Flood risk and the water environment

The majority of the site is located within Flood Zone 2. The application is accompanied by various documents relating to flood risk and surface water drainage. The Environment Agency, Hampshire County Council as Lead Local Flood authority (LLFA) and Thames Water have been consulted on this application. As the site area is less than one hectare the LLFA has no comment to make on the application. The Environment Agency advises that in addition to being within a flood zone, the site is also located over a historic landfill and on a Secondary A aquifer. It raises no objection to the proposal subject to conditions to prevent pollution of the water course and compliance with its standing advice. In this case this means that ground floor levels should be a minimum of whichever is higher of:

- 300millimetres (mm) above the general ground level of the site
- 600mm above the estimated river or sea flood level.

The applicant has confirmed that the proposed ground floor level will be 610mm . Thames Water raises no objection to the proposal in terms of waste water network and waste water process infrastructure capacity. It notes that sewers are in proximity to the development and refers the applicant to its guide working near or diverting its infrastructure. Having regard to these consultation responses no objection is raised to the proposal in terms of flood risk or the water environment subject to conditions.

Highway considerations

The County Highway Authority have been consulted on this application. They advise that:

"The parking standards for the site are laid down by Rushmoor Borough Council (RBC) as the local parking authority, in accordance with their Supplementary Planning Document (SPD) as adopted in November 2017.

These standards require 12 spaces per hectare of playing fields. The site consists of between 0.5 and 0.75 hectares of pitch and therefore between 6 and 9 spaces would be required.

However as there are four pitches, the actual usages could be much higher. If all four pitches were to be in use for 5-a-side games without car-sharing, this would require 40 spaces (assuming no referees/staff/spectators). In reality this figure is unlikely, but is still feasible. The provision of 27 spaces therefore is considered a good compromise.

All decisions regarding parking fall to RBC as the local parking authority. In this instance, the Highway Authority would raise no issues with the level of parking provided as this scheme is providing a betterment of existing as oppose to increasing traffic generation.

It is the Highway Authority's view that the width and alignment of the existing access could satisfactorily accommodate the additional vehicle movements that might be generated by the proposed development without adversely affecting the safety or convenience of users of the adjacent highway.

The local road network is already accommodating the traffic generated by the site, and the development will reduce the quantity of off-site parking required, which will benefit local businesses (should they choose to operate on match days).

After reviewing the proposal the Highway Authority is satisfied that there is no direct or

indirect impact upon the operation or safety of the local highway network"

Having regard to this consultation response no objection to the proposal on highway grounds subject to conditions.

Nature conservation

The Council's Ecologist has been consulted on this application primarily due to the use of the River Blackwater as a foraging corridor for bats. No specific comments are made in respect of this issue. Conditions are recommended in relation to water quality, lighting and green infrastructure. Given the consultation responses from Environmental Health and the Environment Agency and the presence of existing floodlighting both within the site and on adjoining industrial/warehouse premises, appropriate conditions are to be imposed concerning water quality and lighting. The site is a grassed open space and is small component of a wider recreational open space. Given that Rushmoor Borough Council is the applicant and a strategy for the whole site is considered appropriate, the matter of green infrastructure in respect of this site would be more comprehensively addressed by the Parks Manager in consultation with the Ecologist, separate from this planning application.

Provision of facilities for people with disabilities

The proposal includes various facilities for people with disabilities including level access into the building, a disabled toilet, hard surfaced footpaths and two disabled car parking spaces. This provision is considered to be acceptable for the purposes of "saved" local plan policies ENV22 and ENV23.

Other matters

Southern Gas Networks (SGN) have infrastructure which is primarily located along the southern site boundary. As a lighting column is proposed in proximity to this pipe, the views of SGN are awaited and an update will be given to the meeting.

In conclusion the proposal is considered to improve facilities on an important recreational site to the benefit of both users and the wider community and is acceptable in visual and residential amenity terms. It makes satisfactory provision for car, cycle and motorcycle parking and provides safeguards for the water environment, nature conservation and the landscape character of the site.

Full Recommendation

It is recommended that, subject to any adverse views received from SGN planning permission be **GRANTED** subject to the following conditions and informatives.

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development shall be completed in the external and surfacing materials as set out in the submitted application

Reason - To ensure satisfactory external appearance and surface water drainage.*

- 3 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of neighbouring occupiers and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 4 Before the building is occupied details of satisfactory provision for the storage and removal of refuse from the premises shall be submitted and approved in writing by the Local Authority. The approved details shall be made available for use prior to the first occupation of the building.

Reason - To safeguard the amenities of the area.

- 5 The building shall not be occupied until the existing and additional car parking and cycle parking facilities have been provided and/or marked out in accordance with the approved plans. The overall parking facilities shall thereafter be retained solely for parking purposes, and made available to the occupiers and visitors to the premises *

Reason - To ensure that provision for vehicle parking clear of the highway is available for users of and visitors to the development in the interests of highway safety.

- 6 No construction shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

- i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.
- ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.
- iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation shall be submitted for approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.*

- 7 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention and to ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilized contaminants in line with paragraph 170 of the National Planning Policy Framework.

- 8 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the proposed potential piling does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework.

- 9 The building shall not be occupied until the external lighting shown on the approved plans is installed and made available for use.

Reason - To provide an appropriate environment for users of the playing fields

- 10 The development hereby approved shall be undertaken strictly in accordance with the Arboricultural Impact Assessment and BS 5837 Tree Survey prepared by Sapling Arboriculture Ltd dated August 2018 and referenced J1079.02.

Reason - To preserve the amenity value of the retained trees and shrubs.*

- 11 Ground floor levels within the building hereby approved shall be no lower than 600 millimetres (mm) above the estimated flood level.

Reason - In the interests of managing flood risk.

- 12 The permission hereby granted shall be carried out in accordance with the following approved drawings - D33858/RD/B, 6CT76 Lighting column, Kingfisher Lighting data sheet Italo Street, Italo 1 luminaire and Quarto luminaire information, existing floor plan, IVY/2 Rev A, IVY 4, IVY /10

Reason - To ensure the development is implemented in accordance with the permission granted

Informatives

- 1 INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 INFORMATIVE - REASONS FOR APPROVAL- The Council has granted permission because the proposal is considered to improve facilities on an important recreational site to the benefit of both users and the wider community and is acceptable in visual and residential amenity terms. It makes satisfactory provision for car, cycle and motorcycle parking and provides safeguards for the water environment, nature conservation and the landscape character of the site, all having regard to development plan policy.

It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

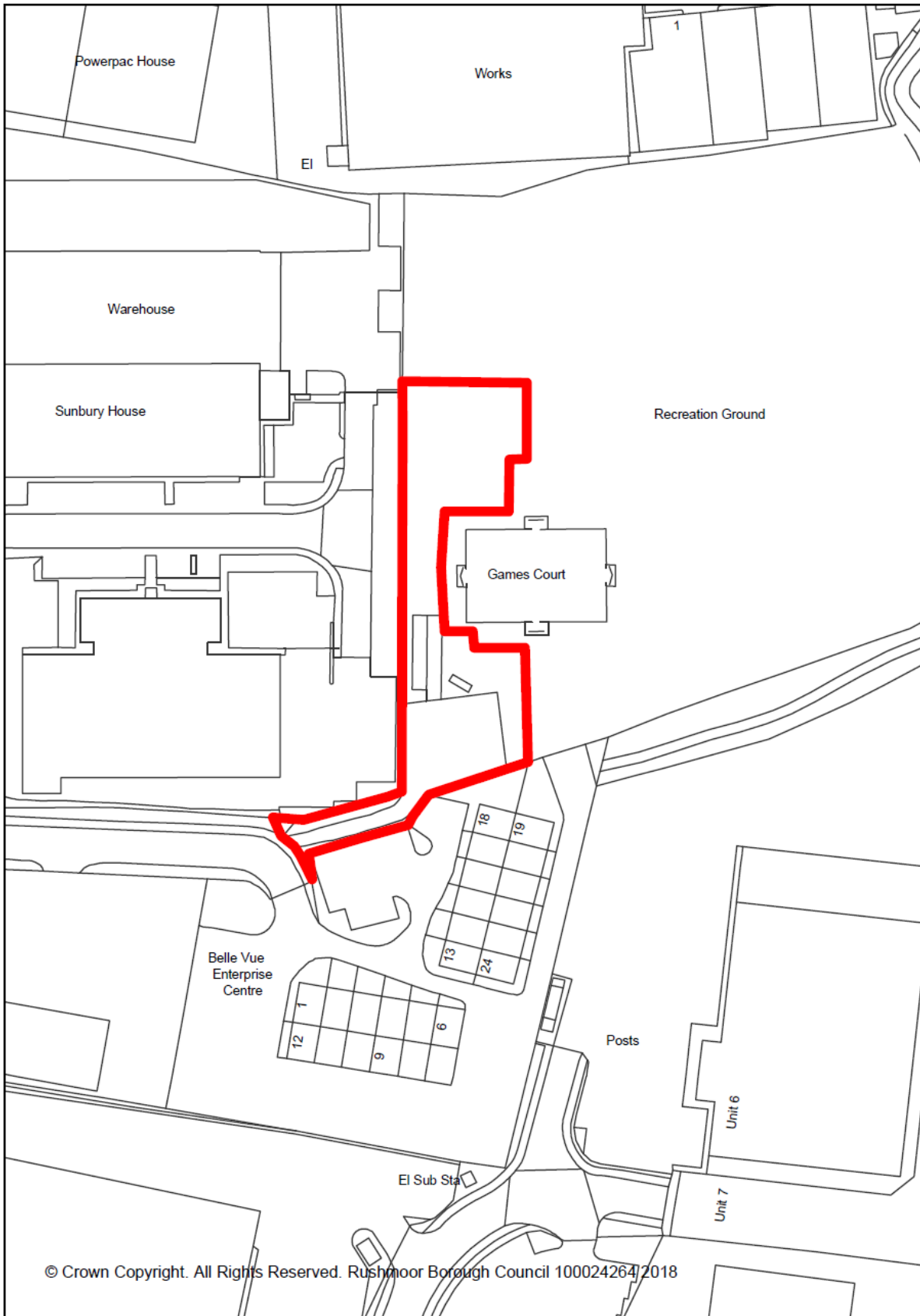
- 3 INFORMATIVE - The site is located over a historic landfill. There is some uncertainty in the thickness and nature of the capping material. There is a risk that during construction the cap may be breached and the waste disturbed. This would put the Secondary A aquifer and the Blackwater River at risk from the mobilisation of contaminates.
- 4 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These conditions require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 5 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 6 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.

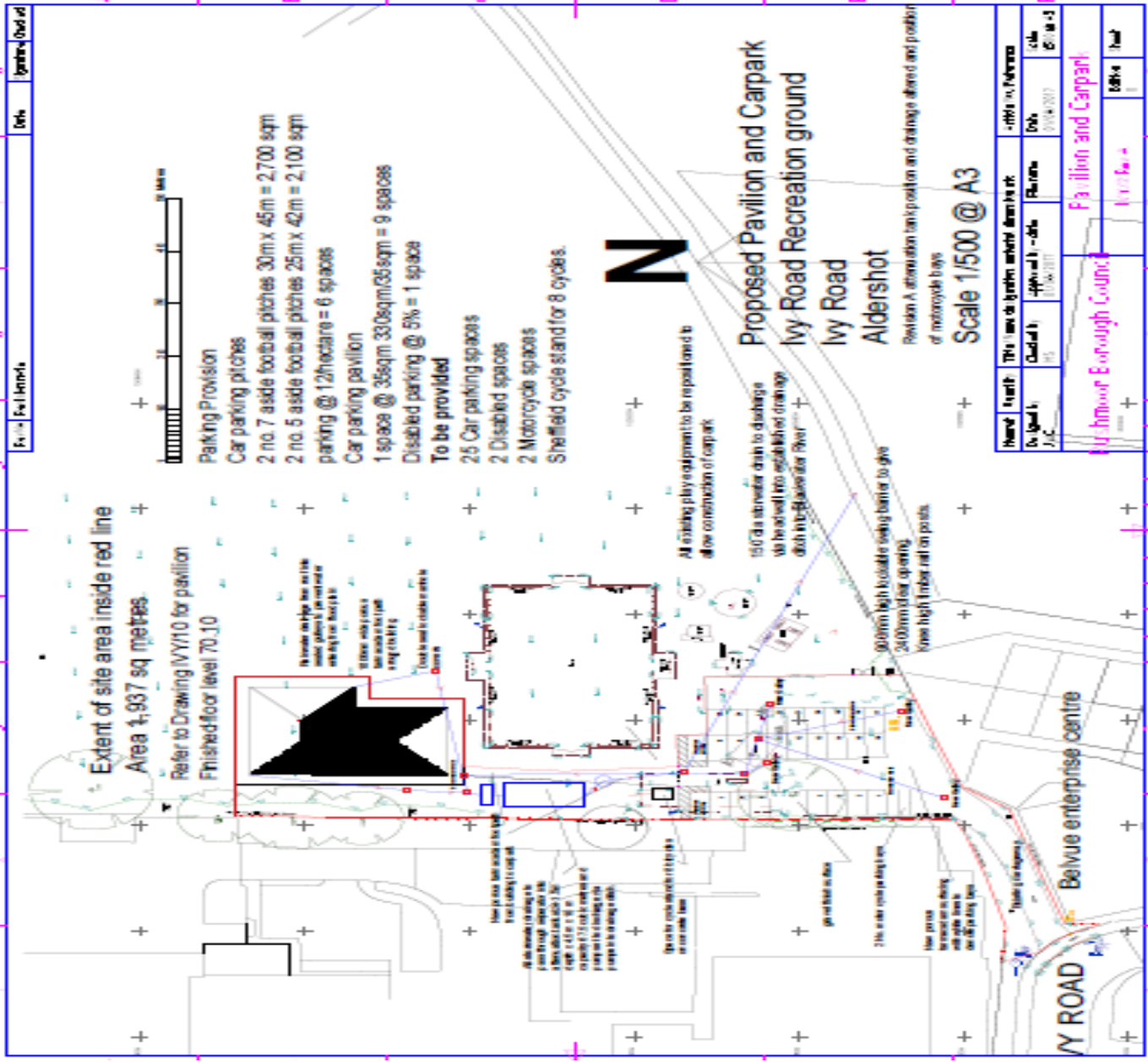
- 7 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.

- 8 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.

- 9 INFORMATIVE - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.

- 10 INFORMATIVE - The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following recommendations set out in British Standard BS 8300: 2009 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings". The Rushmoor Access Group would welcome the opportunity to give further advice and guidance.



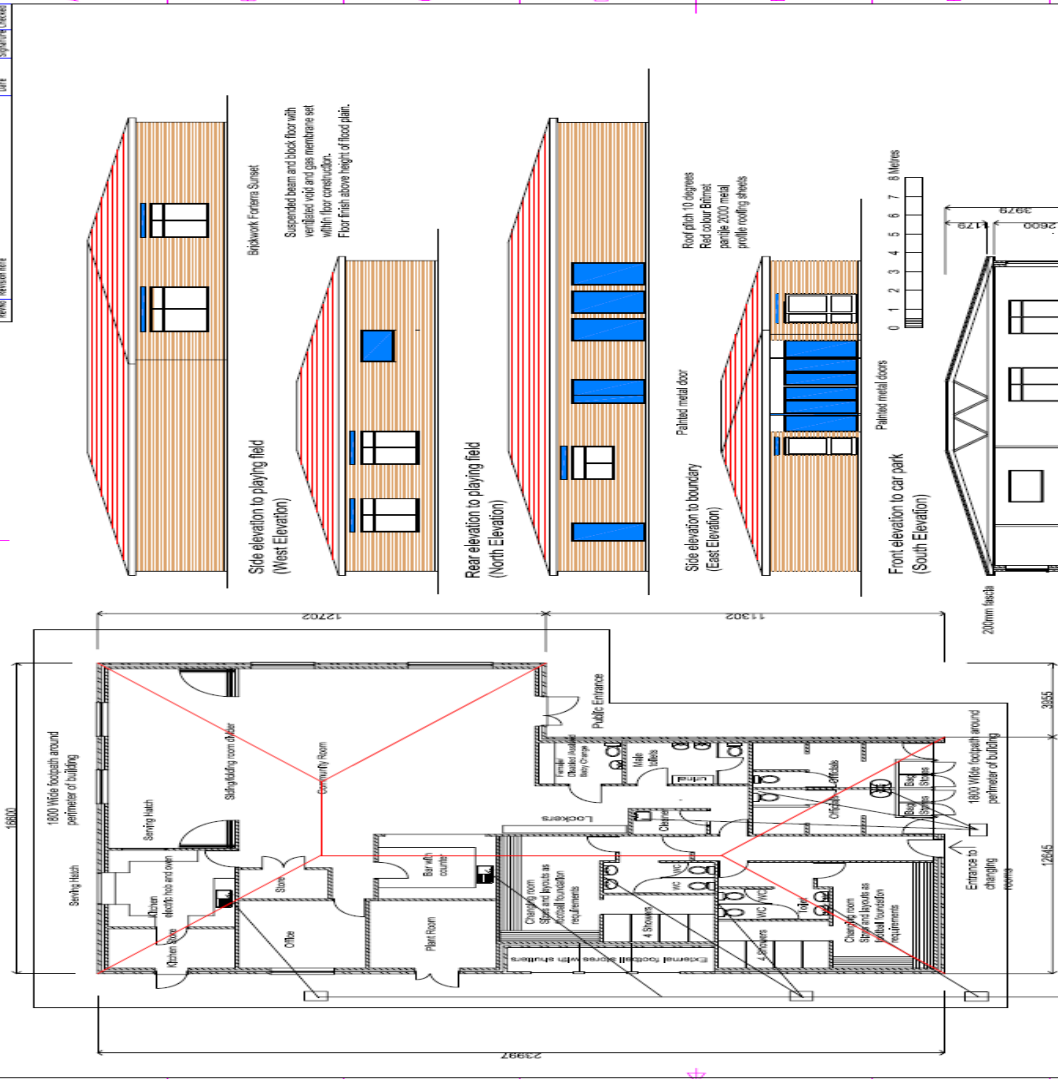


Extent of site area inside red line
 Area 1,937 sq metres.
 Refer to Drawing IVY10 for pavilion
 Finished floor level 70.10

- Parking Provision**
 Car parking pitches
 2 no. 7 aside football pitches 30m x 45m = 2,700 sqm
 2 no. 5 aside football pitches 25m x 42m = 2,100 sqm
 parking @ 12/hectare = 6 spaces
 Car parking pavilion
 1 space @ 35sqm 330sqm 65sqm = 9 spaces
 Disabled parking @ 5% = 1 space
To be provided
 25 Car parking spaces
 2 Disabled spaces
 2 Motorcycle spaces
 Sheffield cycle stand for 8 cycles.

Proposed Pavilion and Carpark
Ivy Road Recreation ground
Ivy Road
Aldershot
 Revision A: alternative bay position and drainage aligned and position of motorcycle bays
Scale 1/500 @ A3

Name	North	This new to garden website drawings etc	10/10/2017
Drawn by	Checked by	Approved by	Date
J.A.C.	P.S.	M.A.W./B.T.T.	05/10/2017
<p>Belmooor Enough Council Pavilion and Carpark</p>			Scale 1/500 @ A3



Notes

- Roof cladding to be Brilmet metal tile system pantile 2000 colour Red.
- Facing brickwork Fortera Sunset
- Fascia and soffit pressed metal RAL colour cream Ral 9001.
- White UPVC windows and doors.
- Metal doors, rainwater pipes, shutters and shutter boxes to be blue RAL colour 5005.
- Design to be in accordance with Approved Document M volume 2 and BS 6300 Design of buildings and their approaches to meet the needs of disabled people.
- Entrance to changing rooms and public entrance to be level access.
- Levels of external tarmac paving to have an incline that does not exceed 1:20.
- Finished floor level 70.10

Proposed Pavilion and Carpark
Recreation ground at Ivy Road
Aldershot
GU124XG

Cross Section
 Gross internal area 330 sq metres

Item No.	Quantity	Trade Name, description, material, dimension etc.	Area No./Reference
Approved by	Checked by	Approved by - date	Issue
AK	MS	12/10/2018	1003 B A 2

Rushmoor Borough Council

Pavilion and Carpark	
1/17/18	1/17/18
1	2
3	4
5	6
7	8

Layout revised 09/05/2018