

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	Katie Ingram
Application No.	19/00466/FUL
Date Valid	28th June 2019
Expiry date of consultations	1st August 2019
Proposal	Provision of a Multi-Use Games Area with 4 floodlights on 8m columns, a BMX pump track with 10 floodlights on 5m columns, two outdoor gymnasias and footpaths, a youth shelter, formation of bunds and extension to existing car park.
Address	Moor Road Playing Fields Moor Road Farnborough Hampshire
Ward	Cherrywood
Applicant	Rushmoor Borough Council
Recommendation	GRANT

Description

Moor Road Playing Fields has an area of 3.4 hectares and is designated by Policies DE6 and DE7 of the Rushmoor Local Plan (2019) as Open Space and a playing field. Mature tree planting along the southern, north western and south eastern boundaries creates a sylvan and green character. The recreation grounds are used by local residents as significant green space and for passive recreation including walking, dog walking and casual play. The Rushmoor Playing Pitch Strategy (2014) identified that the site contains a marked adult pitch, which at the time of the officer's site visit was unmarked, and two unmarked youth pitches.

Moor Road Playing Fields are to the south of the M3 motorway between Farnborough Grange Infant School to the east and Grange Junior School to the south west. Rushmoor Community Stadium football ground is located to the south east on the opposite side of Cherrywood Road. Cove Brook, a green corridor for biodiversity, runs through the north west side of the park and forms the north-western boundary. A tarmac footpath runs inside the southern boundary and along the eastern side of Cove Brook. There is a car park with a maximum capacity of 16 spaces in the eastern corner entered from Moor Road and a children's playground close to the car park. Pedestrian access to the playing fields is from Cheyne Way to the west, Grange Infant School car park to the north, Moor Road to the east and Dunstall Place to the south. The surrounding area is residential in character. Dunstall Place to the south, St Dominic Close to the east and Cheyne Way are residential streets adjacent to the playing fields although they are separated by the perimeter tree planting.

The majority of the site, with the exception of the higher ground to the west adjacent to Cheyne Way and the car park to the east, falls within Flood Zone 2 and a small part of it, mostly adjacent to Cove Brook, falls within Flood Zone 3.

The application is accompanied by a Flood Risk Assessment, a Phase 1 Land Quality Assessment, Surface Water Storage Requirements and a Sustainable Urban Drainage Report.

Proposed development

Following a period of stakeholder consultation in 2016, the application has been prepared seeking to install the following:

Western side

- A Multi Use Games Area (MUGA) with a footprint of 32m x 16m surrounded by 3m high green mesh fencing, with 4no. 8m high floodlights, and 6no. 1.1m high backboards 1.8m wide
- A pump track with a footprint of 40m x 35m with undulating cycle tracks in 2m wide porous tarmac with a maximum height above ground level of 1.5m. It will be surrounded with 1.5m high earth bunding and have 10no. 5m high floodlights
- A youth shelter 2.5m high x 4m wide x 2.5m deep of metallic green
- 2no 1.8m wide tarmacadam footpaths 20m in length leading to the pump track and MUGA from the north western footpath
- An outdoor multi gym adjacent to the footpath with a footprint of 12m x 3m with 5 pieces of fixed equipment ranging in height from 1.2m to 1.5m

Eastern side

- Existing car parking area and enclosure to be extended from 430sqm to 700sqm in area and fenced with galvanised steel posts and horizontal rails set 900mm in height above ground level and extension of carpark surfaced in porous tarmac and white lining to accommodate an additional 31 car spaces, 3 disabled spaces and 2 motorcycle spaces.
- Sheffield cycle stand for 10 bikes with a footprint of 8sqm and a maximum height of 0.8m
- Outdoor multi gym adjacent to southern footpath 20m from playground with a footprint of 6.4m x 5.5m with 8 pieces of fixed equipment ranging in height from 1m to 2.5m

The MUGA will be provided with dedicated floodlighting using 4no. 8m high columns and the pump track using 9no. 5m high columns. The Design and Access Statement specifies that the lighting will only operate from dusk until 21:00 hours October to March and will not operate from April to September.

The existing children's playground will be upgraded although these works do not require planning permission. The use of the remaining grassed area will be for general leisure activities and has capacity for an adult and two junior football pitches.

A similar planning application 19/00049/FUL was withdrawn in April following the decision to delete a skate park from the proposal.

Consultee Responses

HCC Highways Development Planning	No objection
Environmental Health	No objection subject to conditions
Planning Policy	No objection
Sport England	No objection
Surface Water Drainage Consultations	Additional SuDS detail requested
Arboricultural Officer	No objection
Ecologist Officer	Concerns raised
Neighbourhood Policing Team	No comments received
Environment Agency	No objection subject to conditions

Neighbours notified

In addition to posting 3 site notices, 191 individual letters of notification were sent to adjoining properties in Cheyne Way, Moor Road, Dunstall Place, Robin Hood Close, Harbour Close, St Dominic Close Hindell Close and the adjoining schools and the Football Club.

Neighbour comments

One letter of support from a local resident was received.

23 letters were received from 21 different addresses in Cheyne Way, Robin Hood Close, Moor Road, St Dominic Close objecting to the application on the following grounds:

Anti-social behaviour

- Living next door to Moor Park I know that anti-social behaviour in the area is constant. This application will exacerbate this
- There should be CCTV
- The pump track and youth shelter will encourage anti-social behaviour such as graffiti, littering, littering the brook, vandalism, joy riding and there is a lack of policing in the area
- There will be conflict between youths at night using the facilities and the families in the surrounding quiet residential streets
- Drug deals are done in this park with baggies found all over the floor
- There are no houses directly overlooking the park so there is no casual surveillance as a deterrent
- Already vandals have ruined the motorway underpass
- The pump track will provide a location for inscrutable people to exploit younger people as described by the Children's Society, such as the creation of 'county lines'
- Who will this benefit versus local disrupted lives?

- An access road leads to garages at the rear of the maisonettes on the section of Cheyne Way adjacent to the footbridge to the park which is experiencing disturbance from youths congregating using drugs and making noise with their motorcycles. The proposal would attract more young people and could increase this problem. Your home environment is supposed to be your sanctuary, not a potential battleground
- Children may unwittingly pick up discarded drugs from the pathways on their way to school

Youth shelter

- The youth shelter will attract the most troublesome groups who can be intimidating
- A better alternative to the youth shelter would be benches in open areas facing the sun which would be of benefit to all park users

Noise and light pollution

- After living by the park for several years the traffic noise from the motorway does not reduce the disturbance from screaming kids, anti-social behaviour, vehicle movements, wheeling spinning cars, noise from the football club and fairs, as claimed by the Environmental Health Officer's documentation
- Despite the proximity of the motorway, it is very quiet in the area
- A better location for the pump track and MUGA would be in the north end of the park away from neighbouring residential areas
- This is a residential area of families and elderly residents and noise and lights will give residents no peace
- Are 14 floodlights really required?
- There is no mention of what hours the flood lights will be illuminated and at a time we are all being asked to use less power
- There is already noise pollution from the football club
- How will the use of floodlights be supervised?

Parking

- It won't be long before the new car park becomes a Sixth Form overflow car park
- Cheyne Way is already bursting with street parked vehicles especially the section adjacent to the Cove Brook footbridge. People will use Cheyne Way to park as it is closer to the MUGA and pump track, rather than the extended car park
- Will yellow lines be put down in Cheyne Way to prevent illegal parking?
- Parking is already a problem in Cheyne Way and already residents have to park on the grassed areas. I do not want to have to come home after a long day and not find any parking near my house
- The roads in the area are dangerous to cross and the additional traffic will cause more accidents. There have been 2 or 3 accidents in the area recently
- It will increase traffic in Moor Road. Would it be possible to have sleeping policemen on Moor Road to alleviate speeding vehicles?
- The proposal may cause accidents and overcrowding on the paths with children and parents with pushchairs going to and from school
- It will exacerbate problems with HGV and learner driver training
- People will use Lynn Way, Anglesey Avenue and Cheyne Way to access the facilities rather than the Moor Road car park

Impact on open space

- People need open space with trees near their homes more than ever as people no longer have gardens and open space helps with mental health issues which are also on the rise

- Dog walkers who live on Lynn Way are still unaware of this proposal even though it will impact them as well.
- The park and brook currently provide peaceful walks which will be detrimentally impacted
- The park is used by families who congregate there for peaceful picnics and to play football in peaceful surroundings. This proposal will totally ruin this and spoil the local environment.
- The pump track will destroy a large area of grass land which is beneficial to the health and well-being of local residents and helps mitigate pollution
- There are plenty of gyms in the area it is not necessary to have two
- It will destroy open green area where adults and older people can enjoy a quiet relaxing stroll
- It is called Moor Green Field, not Moor Sports Centre
- This amenity would be better concentrated in a more central location which would give the added benefit of better public transport links
- The area is used by a community of dog walkers and their views have not been considered. Is it fair to reduce the area available to them?
- There is already a multi-use gym in Mayfield Park
- The proposed facilities are unnecessary
- The positioning of the facilities harm open space and should be positioned in the north end of the park
- The proposed facilities should be located on the old Southwood Golf Course site as it has an existing car park, cycle pathways that connect to the town centre and is in full view of passing traffic. This would also be less costly to implement and has the necessary electrical sources closer to hand

Impact on the environment

- This will not improve the environment
- Lighting will have an adverse impact on local wildlife
- Has the ground been checked for contamination as has been suggested that it was in the past a municipal rubbish dump area?
- The area is in flood zone land. Has this been considered within the planning application?

Other

- Who will clean and maintain the facilities?
- Can the cost be justified when cuts are being made in schools and other youth support and clubs?
- Who will be paying for the power used by the floodlights?
- Why are there improved facilities for young people when the playground is not being upgraded?
- It will increase risk of flooding
- Council tax has recently been increased
- The major issue affecting the park is the lack of lighting on the path to the park from Cherrywood Road/Wren Way. There have been reported robberies and assaults in this section of the path. Addressing this issue would be far more valuable.
- The Cabinet Minutes and Design and Access Statement make mention of a picnic and BBQ area and a Pavilion/Café. These options would be far more welcome.
- It will block access to the electricity substation for servicing and repairs
- A better alternative would be the extension and regeneration of the Old Golf Club on Invincible Road
- The proposal seems to have only been sent to residents within a very limited catchment

area to the proposed planned work although it will affect those in the surrounding streets where traffic will inevitably be increased

Policy and determining issues

Moor Road Playing Fields are located in the built-up area of Farnborough and are designated as an area of Open Space and a Playing field and Cove Brook is designated as a Green Corridor in the Rushmoor Local Plan (2019). The site is also located in Flood Zones 2 and 3. Therefore, Policies SS2 (Spatial Strategy), IN1 (Infrastructure and Community Facilities), IN2 (Transport), DE1 (Design in the Built Environment), DE6 (Open Space, Sport and Recreation), DE7 (Playing Fields and Ancillary Facilities), DE10 (Pollution), LN5 (Neighbourhood Deprivation Strategy), NE2 (Green Infrastructure), NE3 (Trees and Landscaping), NE4 (Biodiversity), NE6 (Managing Fluvial Flood Risk) & NE8 (Sustainable Drainage Systems) of the Rushmoor Local Plan (2019) are relevant to the consideration of this proposal. Also of relevance is the Council's supplementary planning document on Car and Cycle Parking Standards 2017 as are national policies in the National Planning Policy Framework (NPPF2018) and National Planning Policy Guidance.

The main determining issues of this application are the principle of development, its impact on the appearance and character of the area, the impact on neighbouring amenity, the impact on trees, parking and highways considerations, nature conservation, and flooding and drainage issues and accessibility for people with disabilities.

Commentary

Principle of development

Moor Road Playing Fields and Recreation Ground is designated as Open Space and a Sport and Recreation facility by Policy DE6, and as a Playing Field by Policy DE7 of the Rushmoor Local Plan (2019).

Policy DE6 (Open Space, Sport and Recreation) states that *'The council will support good provision of high-quality and accessible open space and sport facilities to meet a wide range of recreation, sport and open space needs by maintaining and improving provision and accessibility for all. Development will not be permitted on areas of open space used for recreation or outdoor sports unless:*

- 1) Re-provision is made elsewhere of equivalent or better community benefit in terms of quantity and accessibility;*
- 2) The development is for sports and recreation provision, the need for which clearly outweighs the loss, or*
- 3) An assessment has been undertaken, which has clearly shown the open space to be surplus to requirements in meeting need in Rushmoor over the plan period'*

Policy DE7 (Playing Fields and Ancillary Facilities) states that *'playing field sites...will be protected for sport and recreational use unless:*

- 1) Replacement new provision, in an accessible location, and of equivalent or better quality and quantity, is made elsewhere of equivalent community benefit; or*
- 2) The development is for sports and recreation provision, the need for which clearly outweighs the loss.*

Paragraph 96 of the National Planning Policy Framework (2018) states that 'access to high quality open spaces and opportunities for sport and physical activity is important for the health

and well-being of communities. Information gained from assessments of the need for open space, sport and recreation facilities should be used to determine what open space, sport and recreational provision is needed’.

The Rushmoor Playing Pitch Strategy (2014) identified Moor Road Playing Fields as comprising ‘1 adult pitch of standard quality’, and ‘2 youth pitches of standard quality’ which were unused and unmarked. The Design and Access Statement states that matches are not played on the fields due to the poor quality of the turf and surface levels, but grass areas are used for casual football and for training, as well as casual recreation for local residents such as walking and dog walking.

The site is located in Cherrywood Ward which has Indices of Multiple Deprivation over issues including health, lifestyle choices and access to housing and employment opportunities. It is a priority ward in seeking to improve levels of deprivation under Policy LN5 (Neighbourhood Deprivation Strategy) of the Rushmoor Local Plan (2019) which seeks to improve the quality of life through targeted improvement interventions. The national child measurement programme indicates that Cherrywood ward has above average levels of obesity rates amongst primary aged school children and the number of adults that participate in weekly exercise is also below the national average. It is considered that the benefit of providing opportunities to improve the health of local residents which has been identified as a need in the Local Plan outweighs the impact of the proposal on reducing open space. There will be 2.3 hectares of open playing fields to take part in casual recreation activities and which can also accommodate an adult and two junior football pitches, as demonstrated by the proposed site layout plan.

The applicant as part of the statutory consultation with Sport England confirmed that the Playing Pitch Strategy (2014) highlighted the decline in overall adult football across the borough resulting in demand for public pitches dropping. The Moor Road pitches are the least popular due to poor quality and lack facilities and were last hired out six years ago. The four prime sites that each have facilities remain underutilised, which removes the need for Moor Road to be part of the portfolio of pitches for hire.

In conclusion therefore, there is an assessment that shows the playing fields are surplus to requirements in meeting formal pitch need in Rushmoor, the loss of some of the open space and playing fields is outweighed by the health and physical recreational opportunities derived by the proposal which have been identified as a need in Cherrywood Ward, and the proposal ensures some pitches can still be accommodated. The application complies with Policies DE6 and DE7 of the Rushmoor Local Plan and the relevant provisions of the NPPF (2018) and the principle of development is acceptable. Sport England have also raised no objection to the scheme.

Impact on visual amenities and character of the area

The pump track, MUGA and youth shelter have a combined footprint of approximately 40m wide x 56m deep which while significant in size is considered to be proportionate to the playing fields as there will be open space of 2.3 hectares remaining. The pump track and MUGA are located 23m to 25m from the perimeter footpaths reducing visual impact from the footpaths and 40m from the entrance to the park from Cheyne Way. The earth bunding of the pump track and green mesh fencing on the MUGA are in keeping with the green character of the playing fields. Tree planting between the brook footpath and the playing fields will partially obscure views of the equipment from the brook.

The outdoor gyms are located close to the footpaths. However, their size is not significant having each a total area of 36sqm. The final design of the pump track and outdoor gyms are not yet detailed and in the event of planning permission being granted, a condition will require submission of the final design prior to commencement of development to ensure the proposal has an acceptable impact on the appearance of the playing fields.

The car park will be re-surfaced and bays marked which will be an improvement on the current unmade surface.

The scale and design of the proposal is proportionate to the size of the playing fields and in keeping with the character of the open space and it is considered that it would have an acceptable impact on the visual amenities of the site and surrounding area. In this regard the proposal complies with Policy DE1 and DE6 of the Rushmoor Local Plan (2019).

Impact on neighbouring amenity

The application was reviewed by the Council's Environmental Health Officer who stated that "the provision of a pump track and MUGA does raise the potential for noise to be a legitimate concern. The nearest of these uses to residential is the pump track which is to be located approximately 100m from properties on Cheyne Way. The track will be finished with a tarmac surface so noise from bike wheels should be minimal. The only significant noise will be from the riders talking/shouting to each other. The proposed MUGA may also be potential source of noise typically from the shouting of those using the facility. The existing landscape features may help screen the proposed facilities, but further acoustic screening may not be appropriate at this location. It is considered that as the M3 motorway is adjacent to the application site and road traffic is a dominant source of noise in this area, whilst noise may be audible on occasion at the nearest residential property, road traffic noise will still dominate and will help mask noise that may arise from the application site".

With regard to floodlighting the environmental health officer has commented that the proposed flood lighting will only operate until 21:00 hours, October to March. Time switches should be employed to ensure they switch off automatically at this time. The level of lighting proposed and the time they are operational should be satisfactory, provided the lighting is angled sympathetically to its surroundings. A condition stipulating these hours and requiring lighting to be maintained properly throughout their operational life should be imposed. The submitted Design and Access Statement mentions that the existing perimeter footpath is already illuminated with 6m high lighting columns at regular intervals so the introduction of additional lighting around the MUGA and pump track should not be as intrusive visually as would be the case if no existing lighting were present at this location".

The car park extension will be adjacent to the rear garden of no.1 St Dominic Close and private open space of flats 7-12 St Dominic Close. However, there are significant trees and 1.8m high timber fencing along these boundaries which are considered satisfactory to address any impact on neighbouring amenity by way of noise and disturbance.

A number of objections have been raised that the pump track and youth shelter will exacerbate existing anti-social behaviour such as drug taking, graffiti, vandalism, littering and joy riding. Cherrywood Ward is identified as a priority ward to improve issues of multiple deprivation across several indices, including lifestyle choices and obesity. It is hoped that as well as the benefit of providing opportunities for exercise for young people the proposal will provide something for young people in the area to do, improve their mental and physical health which would have a beneficial impact on levels of anti-social behaviour. The applicant has confirmed that in future CCTV could be installed. The two adult outdoor gyms and larger car park will

attract more adults who will also provide casual surveillance curbing incidents of anti-social behaviour.

Subject to conditions it is considered that the proposed scheme will have an acceptable impact on neighbouring residential amenity.

Highways and parking considerations

The application seeks permission for the extension of the existing car park. Access will remain unchanged from Moor Road. Currently the car park can provide 16 parking spaces and this will be extended to provide 47 car parking spaces, 3 disabled spaces and 2 motorcycle spaces. There will be two separate Sheffield bicycle stands each for 10 bicycles.

In terms of the Car and Cycle Parking Standards SPD, the proposals meet the requirement for general playing fields which is 12 spaces per hectares of pitch area. The playing fields have a total area of 3.2 hectares which is a surplus of 12 spaces. Whilst there is no specific parking standard for the additional development on the site, the highway authority have stated that they are satisfied that the provision is acceptable.

Objections have been raised that people using the upgraded facilities will be inclined to park in the surrounding residential streets rather than the upgraded car park given its location on the eastern side of the park. Users of the new facilities are expected to be younger and more likely to arrive on foot or by bicycle. Hampshire Highways are satisfied that the potential traffic generation from the scheme will not have a severe detrimental impact on the operation or safety of the local highway network.

They have commented that the proposed layout of the car parking spaces is satisfactory and complies with the minimum dimensions of parking spaces in the Car and Cycle Parking Standards SPD.

Nature conservation and impact on trees

The Council's Arboricultural Officer has raised no objection to the proposal subject to a condition that no construction materials are stored or mixed within the root protection areas of any trees.

Cove Brook is designated as a Green Corridor by Policy NE2 (Green Infrastructure) of the Rushmoor Local Plan (2019). Under Policy NE4 (Biodiversity) development should seek to secure opportunities to enhance biodiversity and include measures to contribute, where possible, to a net gain in biodiversity through the management of habitats and features.

In the event of planning permission being granted a condition is recommended requiring the submission of a Construction Environment Management Plan (CEMP) prior to commencement of development, to ensure that the water quality of Cove Brook is not polluted during construction.

A separation distance of 20m from Cove Brook is generally recommended to ensure an acceptable impact on the wildlife of the riparian corridor. The pump track is located 24m east of Cove Brook and the MUGA is located 25m east of Cove Brook. Whilst in the longer term a Biodiversity Enhancement Strategy for Moor Road Playing Fields would be desirable, the wider playing field area does not form part of the application site, and only a portion of Cove Brook lies within it.

The riparian corridor is considered likely to be used by foraging bats and other nocturnal species and could contain bat roosts which might be affected by floodlighting. The Council's Biodiversity Officer has requested a bat roosting survey to be undertaken along the Brook and associated tree line adjacent to the application site. Lighting of 1 lux (equivalent to moonlight) is required in the locality of any bat roosts. A condition is recommended requiring submission of a bat roosting survey. Should any bat roosts be identified, a lighting strategy will be required to demonstrate that lighting within the proximity of any roosts will not adversely affect them.

Flooding

Under paragraph 163 of the NPPF applications for planning permission in Flood Zones 2 and 3 must submit a Flood Risk Assessment. The site is located in Flood Zones 2 and 3 and as such a Flood Risk and Drainage Assessment and flood permeability plan of the pump track was submitted with the application. The report recommends the implementation of appropriate SUDS and self-draining ramp constructions. It is also recommended that the site is enrolled in the flood warning scheme to ensure the park is closed prior to any potential flood events.

The Environment Agency indicated they were unable to respond to consultation on this application within the specified time, however, they had previously provided a full response to the earlier withdrawn version of this proposal (Ref 19/00049/FUL) which incorporated the additional skate park as part of the scheme. They indicated no objection subject to the imposition of conditions. The Environment Agency have been informed that their previous advice regarding the imposition of conditions will be reflected in the recommendation on the current application.

The Hampshire Flood authority have requested confirmation of proposed ground levels, detailed plans of the surface water drainage and any SuDS features, evidence that enough storage/attenuation has been provided and maintenance regimes of the SuDS features. This information has been forwarded to the flood authority and appropriate conditions to secure satisfactory provision form part of the recommendation.

The application therefore complies with the requirements of Policies NE6 (Managing Fluvial Flood Risk) and NE8 (Sustainable Drainage Systems) of the Rushmoor Local Plan (2019).

Access for people with disabilities

Access for people with disabilities has been considered as part of the proposal. As the site is level, it lends itself to the provision of excellent disability access and associated pathways will provide further access to each facility. The outdoor gyms will also include accessible equipment.

Pollution

The Environment Agency has recorded the presence of a historic landfill at the application site but the Council's Environmental Health Department do not have any records of this and nor is there any evidence of this from historic maps. The desktop studies that the Council commissioned in 2009 emphasised the lack of evidence available and assessed the overall risk of the site as low, provided the site remained in its current use and that the site remained undisturbed. The proposed application would entail some ground works (reducing levels) so it would be prudent to undertake some limited intrusive investigation, to confirm that there is just natural soils rather than deposited material in the areas concerned. It should be noted that the submitted Drainage Report identified 'made ground' in trial pit 3 with a strong hydrocarbon odour. A condition is therefore recommended that a Phase 1 Investigation Study is carried out

prior to commencement of development. As such the application complies with Policy DE10 of the Rushmoor Local Plan (2019).

Conclusions

It is considered that the principle of development on the playing fields is acceptable, the application has an acceptable impact on the character and appearance of the playing fields, an acceptable impact on neighbouring amenity, an acceptable impact on the highways, an acceptable impact on trees and biodiversity along the Cove Brook Green Corridor and it has satisfactorily addressed flood risk and contamination of land risk. As such the application complies with Policies SS2, DE1, DE10, IN2, NE2, NE4, NE6, NE8, IN2, LN5, DE6 and DE7 of the Rushmoor Local Plan (2019) and the relevant policies of the NPPF (2018) and the Rushmoor Car and Cycle Standards SPD.

Full Recommendation

It is recommended that permission be GRANTED subject to the following conditions:

- 1 The permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers:

M/1E Proposed Site Layout Plan, M/3 Location Plan, YS101 Youth Shelter Details, D33951/TF/A MUGA Lighting Layout, D37090/TF/A Pump Track Lighting Plan, FR/1 Rev 1 Flood Resilience of Pump Track, M/2 Details of lighting columns, M/4 Details of backboards, M/5 Elevations and layout cycle stands, M/6 Existing Site Layout, M/7 Proposed site layout for pump track, M/8 Proposed layout and elevations of MUGA.

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

- 2 Prior to commencement of any works to install the pump track and outdoor gym equipment, fully detailed plans and cross sections of these areas (to include where appropriate landscape planting) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and retained in accordance with the details so approved.

Reason - To ensure the development makes an adequate contribution to visual amenity.

- 3 Prior to commencement of the development hereby approved a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP should include:
 - details of material and fuel storage
 - details of a temporary Sustainable Urban Drainage System to ensure good water quality on discharge to Cove Brook
 - Safeguards to ensure no dust enters the riparian corridor

Reason - To ensure the water quality within Cove Brook is maintained during construction phase.

- 4 No ground works or level changes associated with this permission 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.*

- 5 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

- 6 The development hereby approved shall be carried out in accordance with Dwg. FR/1 Rev 1 'Flood Resilience of Pump Track' dated February 2019. The pump track shall be designed to allow flood water entry and drainage and those measures shall be implemented prior to the first use of the development and shall be thereafter retained and maintained throughout the life of the development.

Reason - In the interests of managing flood risk and to prevent flooding elsewhere.

- 7 The floodlights must not operate outside the hours of dusk to 21:00 hrs between 1st October and 31st March and time switches shall be installed and maintained to ensure the floodlights are switched off at this time. Floodlighting shall not operate at any time between 1st April and 30th September. The time switches and lights must be maintained properly throughout their operational life.

Reason - To safeguard the amenities of neighbouring occupiers.

- 8 No building materials shall be stored or concrete mixed during the construction period within the rooting zone of any trees in the proximity of the application site or within Moor Playing Fields and/or the surrounding areas

Reason - To ensure that existing trees are adequately protected and to preserve their amenity value.

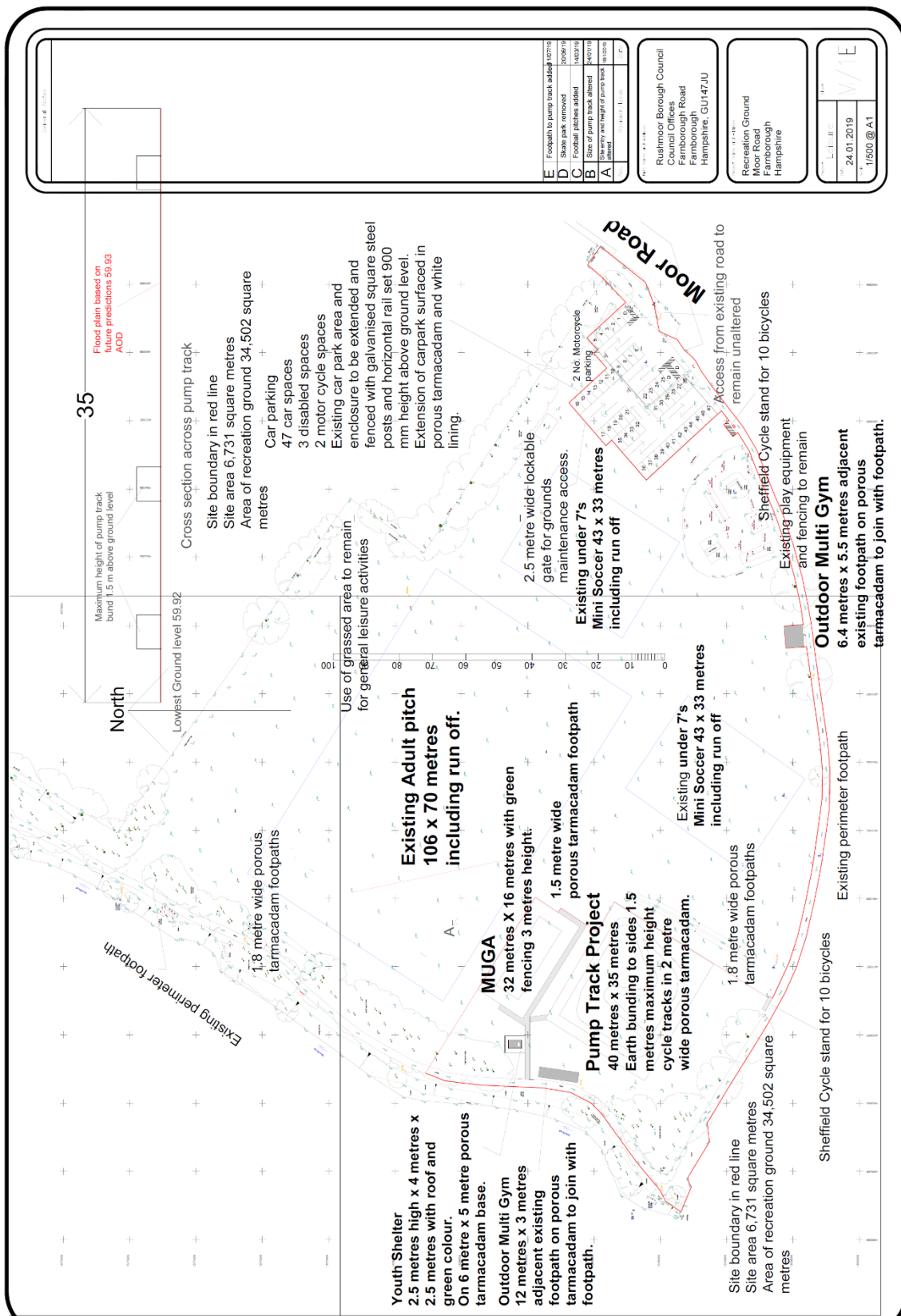
- 9 Prior to installation of the floodlighting hereby approved, a bat-roosting survey shall be carried out along the riparian corridor of Cove Brook and the associated trees adjacent to the application site. In the event bat roosts are identified in this area, a lighting strategy shall be submitted, approved and implemented to ensure that lighting in the locality of any bat roosts does not adversely affect them.

Reason - To ensure there is no adverse impact on protected species in the vicinity of the development.

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 it is considered that the principle of development on the playing fields is acceptable, the application has an acceptable impact on the character and appearance of the playing fields, an acceptable impact on neighbouring amenity, an acceptable impact on the highways, an acceptable impact on trees and biodiversity along the Cove Brook Green Corridor and it has satisfactorily addressed flood risk and contamination of land risk. As such the application complies with Policies SS2, DE1, DE10, IN2, NE2, NE4, NE6, NE8, IN2, LN5, DE6 and DE7 of the Rushmoor Local Plan (2019) and the relevant policies of the NPPF (2018) and the Rushmoor Car and Cycle Standards SPD. 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.





Track raised on hardcore and concrete layers with 150 dia drain to allow free flow of any flood or ground water. Pump track finished with tarmacadam surfacing.
Sides of raised areas grassed.



Proposed pump track
Recreation Ground
Moor Road
Farnborough
Hampshire
Drawing No. M/7
Date June 2019
Scale 1 / 200 @ A3



Open YS101

DIMENSIONS: 2.5m(H) 4m(W) 2.5m(D)

Perforated seating.

Conformity to BS EN 1176 & BS EN15312

Low maintenance | Easy to install | Proven to reduce vandalism | All steel construction

All products are galvanised and powder coated giving the best possible commercial protection against corrosion.



Solar Powered Options:

YS205 Factory Fit
Solar Light

YS206 Factory Fit
Solar Light
+ **DAB Radio** + **Bluetooth**

YS207 Retro Fit
Solar Light

YS208 Retro Fit
Solar Light
+ **DAB Radio** + **Bluetooth**

Youth Shelters

Exclusively from Caloo. The very best in Youth Shelters with a number of unique features available including; Solar lighting with timer. Radio with scanner, timer and volume preset, Wireless Bluetooth link so you can play your own music directly from your mobile. Made from 89% Recycled Steel.

Super tough build quality. Hot dip galvanized for long life and transparent Lexan back panels that have 250 times the impact strength of glass.