



Blunsdon Parish Council

APPLICATION FOR PLANNING PERMISSION
COMMUNITY SPORT AND LEISURE ENHANCEMENTS
LINLEY ROAD RECREATION GROUND

DESIGN AND ACCESS STATEMENT WITH PLANNING STATEMENT

D21-023
JANUARY 2022

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DOCUMENT CONTROL

Project Title	Linley Road Recreation Ground Community Sport and Leisure Enhancements
Document Title	Design and Access Statement with Planning Statement
Client	Blunsdon Parish Council
Project Number	D21-023
Note	This report has been prepared for the sole benefit of our client for the purposes set out in this report and instructions commissioning it
Note	Plans included in statement not to be scaled
Note	Please refer to scaled plans included with application pack

REVISION HISTORY

Revision	Description	Issued By	Date	Status
.00	Planning Issue	TB	08/12/2021	For Approval
.01	Planning Issue	TB	26/12/2021	For Approval
.02	Planning Issue	TB	02/01/2022	For Approval

DESIGN AND ACCESS STATEMENT

1.1 INTRODUCTION

This Design and Access Statement (DAS) has been prepared to support the required application for full planning permission for proposed community sport and leisure enhancements at Linley Road Recreation Ground.

This community-project has been conceived by Blunsdon Parish Council in in collaboration with St Leonard's Primary School, Blunsdon Football Club and Blunsdon Cricket Club, to improve and enhance sports, leisure, and recreation facilities in the village for its residents.

The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 confirms the requirement for this statement as follows:

An application for planning permission shall be accompanied by a statement (a design and access statement) about:

- > *The design principles and concepts that have been applied to the development; and*
- > *How issues relating to access to the development have been dealt with.*

A design and access statement shall:

- > *Explain the design principles and concepts that have been applied to the development;*
- > *Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;*
- > *Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been considered;*
- > *State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and*
- > *Explain how any specific issues which might affect access to the development have been addressed.*

To allow Swindon Borough Council to validate, consider and grant full planning permission for this project, this statement describes the process that has resulted in the submitted development proposal. It explains the development approach, justification, details of design, and standards of accessibility that are applied to this proposal.

Also, to demonstrate the merits of this proposal, this statement provides a concise description of relevant influences affecting the development that have influenced decision making to ensure improved quality, sustainability, and inclusiveness within a suitable setting.

Having adopted relevant planning policy recommendations and technical guidance, we believe this proposal is based upon best design principles for sports facility developments.

1.2 APPLICATION DETAILS

Details for this application are:

Application Type	The erection of buildings e.g. commercial, community, charity, residential (not dwelling houses, agricultural or glasshouses) and Other operations - other than winning and working of minerals.
Location	Linley Road Recreation Ground Linley Road Blunsdon SN26 7AP
Applicant	Blunsdon Parish Council Blunsdon Village Hall High Street Blunsdon SN26 7AR
Planning Agent	S&C Slatter Stephen's Yard Enborne Newbury RG20 0HA
Development Proposal	Redevelopment of aged tennis courts to create two multi-use games areas with enhanced fencing and new low-level LED sports area lighting (1056 sq. metres);

- Installation of Parish Council office-toilet-store unit with accessible entrance ramps (32 sq. metres);
- Installation of porous asphalt paving to facilitate convenient pedestrian access and circulation, and to formalise and enhance onsite car parking with 17no. car parking spaces (648 sq. metres);
- Installation of covered cycle shelter with 12no. cycle parking capacity (18 sq. metres);
- Creation on non-turf cricket practice facility (twin bay) with surrounding cage, netting, and fencing (234 sq. metres);
- General green playing space with improved soccer skills area;
- New tree planting to provide biodiversity enhancements.

1.3 APPLICATION SITE

The proposed development will occupy land under the freehold and leasehold ownership of Blunston Parish Council. The application site is located close to the centre of Blunston Village and comprising a play area, tennis court and green playing space. The recreation ground is accessed via Linley Road and is surrounded by residential neighbours to the North, South, East, and West; and with St Leonard's Church of England Primary School to the South and South East.

APPLICATION SITE



- Land under freehold and leasehold ownership of Blunston Parish Council
- Application site required for project installation with construction phase access adjoining Linley Road

1.4 SITE CONTEXT

The application site does not contain any onerous land characteristics that could prevent development, as follows:

Land type	The site contains a mix of surface types including a green playing space (grass), amenity grass, made ground and hard core, and artificial play and tennis court surfacing.
Area of Outstanding Natural Beauty	The site <u>is not</u> located in AONB.
Greenbelt	The site <u>is not</u> located in Greenbelt.
Conservation area	The site <u>is not</u> located within a conservation area.
Heritage asset	The site contains <u>no</u> heritage assets or listed buildings.
Public rights of way	The site <u>does not</u> contain any public rights of way.
Flood risk	HM Government's website Flood Map for Planning confirms the application site is located within a Flood Zone 1 and has <u>low flood risk probability</u> from rivers or the sea. Flood risk from surface water is <u>very low</u> with a chance 0.1% to 1% each year of flooding. There <u>is no</u> flood risk from reservoirs.

Coal mining risk

The Coal Authority's interactive map confirms the site is not affected by current or historical coal mining and is not located within a coal mine reporting area.

Utility services

The site is free from any buried or overhead utility services.

AGED TENNIS COURTS TO BE RERPLACED BY TWO MULTI-USE GAMES AREAS WITH ENHANCED FENCING AND NEW FLOODLIGHTS



GENERAL GREEN PLAYING SPACE WITH IMPROVED SOCCER SKILLS AREA



GREENSPACE TO BE REPLACED WITH NON-TURF CRICKET PRACTICE FACILITY (TWIN BAY) WITH SURROUNDING CAGE, NETTING, AND FENCING



AMENITY GRASS TO BE REPLACED WITH POROUS ASPHALT PAVING TO CREATE ENHANCED ONSITE CAR PARKING WITH 12NO. CAR PARKING SPACES



AMENITY GRASS, MADE GROUND AND HARD CORE TO BE REPLACED WITH POROUS ASPHALT PAVING TO FACILITATE CONVENIENT PEDESTRIAN ACCESS AND CIRCULATION, AND TO FORMALISE AND ENHANCE ONSITE CAR PARKING WITH 5NO. CAR PARKING SPACES



SCRUB TO BE REPLACED WITH POROUS ASPHALT PAVING AND PARISH COUNCIL OFFICE-TOILET-STORE UNIT WITH ACCESSIBLE ENTRANCE RAMPS



1.5 SITE SUITABILITY

Optimum site characteristics were considered during feasibility and design development stages preceding this proposal, including:

- A. Convenient proximity to welfare accommodation (within the proposed office-toilet-store).
- B. Convenient proximity to management and administration facilities (within the proposed office-toilet-store).
- C. Avoidance of physical hazards (including utilities and services, and adverse land characteristics).
- D. Avoidance of unacceptable impacts to residential amenity (noise, visual and artificial lighting, and general disturbance).
- E. Avoidance of unacceptable conflicts to any protected species, local biodiversity, ecology, and arboriculture.

We believe the proposed application site provides the best solution for these considerations.

The existing tennis courts at Linley Road Recreation Ground are tired having reached the end of their life, and the proposed community sport and leisure enhancements avoids inappropriate impacts to sensitive receptors and is free from onerous land characteristics.

The proposed replacement facilities would be created in accordance with contemporary technical standards and would enhance the performance quality and maximise the benefits of recreation ground, whereby the development has no adverse visual impact or impact on local and residential amenities.

In this respect, visual impacts for most neighbours are diffused and fragmented by trees, green screens, and buffers (boundary fences and hedgerows) around the Recreation Ground which would be unaffected by the development.

One tree would be removed to enable the proposed office-toilet-store; however four new trees (of local species) would be planted to compensate for the tree to be lost and to provide biodiversity enhancements for this scheme.

We believe this project should be supported by all, because the public benefits outweigh the detriment caused by the loss, or prejudice to the use, of the Recreation Ground; and existing facilities would be replaced and enhanced with:

- > Better quality, sustainable provision.
- > In a suitable location.
- > Supported by effective management arrangements.

1.6 OPERATION

Blunsdon Parish Council wishes to continue its good relationship with all village residents and neighbours close to Linley Road Recreation Ground, so this application does not seek to secure excessive hours of opening, just enough to facilitate curriculum and after-school sport and regular small-scale community access.

As such, the proposed opening times for the refurbished and enhanced facilities would cease at 21:30 Monday to Sunday.

1.7 MANAGEMENT

The proposed office-toilet-store would create an ideal place for the Parish Council to effectively supervise, manage, and administer the enhanced facilities.

The facilities will be managed as an extension of current amenities within the village operated by Blunsdon Parish Council, who will implement a management structure for the facilities including:

- > Overall responsibilities and reporting systems.
- > Day to day management.
- > Training, staffing, and staff development.
- > Maintenance and security.
- > Community booking and operational procedures.
- > Local resident communication.

There is potential for the 'caretaker' / Blunsdon Parish Council to manage community use of the facilities.

1.8 ACCESS

Equal pedestrian and vehicular access to the replacement facilities would be gained by upgraded permanent hard standing areas.

Also, access to the improved soccer skills area will be possible by walking over the well-tended amenity grass. This continues the access arrangement to reach the current Green playing space.

1.9 PROPOSAL CHARACTERISTICS

We believe this proposal design is complementary to an open space environment and will introduce minimal visual impact, this being vital to ensure this proposal is sympathetic to its surroundings and does not create unacceptable effects to adjacent public areas or to the amenity of residential neighbours.

The refurbished and enhanced facilities would be similar to the current facility (the aged tennis courts) in terms of its amount, scale, layout, and appearance and the choice of materials within this proposal reflects the materiality of similar sports, recreation, and leisure facilities. Materials have been selected for the following reasons:

- > High performance.
- > High quality enduring appearance.
- > Uniformity with the vernacular of Linley Road Recreation Ground.
- > Durable and robust.
- > Low maintenance.
- > Energy efficient and sustainable.

1.10 SUSTAINABLE DESIGN AND CONSTRUCTION

PARISH COUNCIL OFFICE-TOILET-STORE UNIT

Could you please provide some text to describe the unit.

MULTI-USE GAMES AREAS

This replacement is not materially different to the current facility it will replace (the aged tennis courts), in terms of amount, layout, scale, appearance, and access; and is limited to facilitating the intended sporting applications only.

Both multi-use games areas will be covered with 3G football turf surfaces (40mm thick) partially in-filled with silica sand (for stability) and SBR (for performance), coloured grass green, laid over a stiffened shock-pad and a porous asphalt substrate for 5/6-a-side football games and hockey practice.

Visually, the 3G football turf surfaces will appear like sports turf and is complimentary to the village's Green space setting.

To generate sports characteristics suitable for football and hockey, the 3G football turf surfaces would be in-filled with a stabilising material (silica sand) and a performance material (SBR - Styrene-butadiene rubber). Currently, SBR is the preferred performance infill material because it offers the following beneficial qualities:

- > Performance.
- > Durable.
- > Economy.
- > No fibre contents.
- > Recyclable.

During installation, the SBR material used to infill the 3G football turf surfaces will accord with the SAPCA Quality Control Protocol for Sports Performance Infill. This protocol has been developed to provide a robust framework of obligations which suppliers and installers must follow to demonstrate compliance with current legislation and regulatory requirements.

The protocol applies to the use of Sports Performance Infills (SPIs) and has been prepared in conjunction with SAPCA's member companies and key stakeholders, including Sport England. An extract from the protocol position statement is as follows:

"The Sports and Play Construction Association, the UK trade body for the sports pitch industry, has developed a voluntary industry standard that will provide minimum requirements that go above and beyond what is currently required for rubber crumb under European regulation. Sport England and leading sport governing bodies all support this approach and will continue to work with the industry to provide reassurance that pitches in this country are safe."

As SBR is defined as a microplastic, it is vital to minimise infill loss from the multi-use games areas and to prevent the transfer of SBR to the environment by players or by maintenance equipment. Several design details are introduced to this proposal to mitigate infill loss including:

- > 1.2m high retained masonry brick walls enclosing the games areas
- > Football boot cleaning stations.
- > Detox units to all gated entrances.

To both multi-use games areas, replacement 4.5m high ball stop fencing will be installed onto retained masonry brick walls enclosing games areas and new 4.5m high ball stop fence will be installed centrally, dividing both games areas. New gated entrances would be provided for community and school access.

The appearance of ball stop fencing with associated gates will comprise polyester powder coated RAL9005 Jet Black or RAL6005 Moss Green, all supported with an intermediate post system of matching colour. The fence type will be steel open mesh fencing containing a general 200x50mm aperture (and 66x50mm rebound aperture section to the internal dividing fence).

Fence panels would be insulated from the posts using neoprene washers to be fitted to every fence post / mesh fixing point to aid noise reduction and acoustic attenuation by reducing rattle and vibration from ball impacts.

Fencing is essential to ensure the adequate long-term protection of the asset for a variety of vital reasons as follows:

- > To regulate access by providing a formal route to the multi-use games areas for players, pupils, coaches, and teachers.
- > To contain footballs and hockey balls within the multi-use games areas during sport and leisure activities.
- > To protect the 3G football turf pitch surfaces from contamination that would severely compromise longevity. A substantial capital investment is necessary to install the multi-use games areas and the inclusion of an adequate fenced enclosure does provide an effective method to limit the risk of surface contamination and therefore help the valuable pitch surface to fulfill its life expectancy.
- > To help prevent unauthorised use and vandalism – high level fencing does afford protection and would dissuade unauthorised access.

In terms of the visual impact, fence elevations will consist of a weld mesh design comprising see-through steel mesh and this type is commonly installed around artificial sports facilities. It is discreet against a sub-urban background (similar to steel mesh fencing around the current tennis courts) and permits light and views throughout, reducing the visual impact of the fencing. We believe given the distances to the closest residential properties and surrounding public areas; this proposal will not create any excessive levels of overbearing or overshadowing impact. The proposed fence heights are appropriate for the intended activities and would not appear incongruous within the playing field surroundings.

Six 6.0m high LED sports area lighting masts will surround the MUGAs enclosure, each mounted with one or two LED luminaires. These low-level masts mounted will contain relatively slim profile tubular steel shafts with a galvanised (Z275) self-coloured finish. They will be new structures that would be visible from nearby residential properties and public areas, but they are not uncommon in a Recreation Ground setting in which the application site is located.

We do accept the height of the low-level masts would result in features which are prominent within Recreation Ground, although these masts will offer a slim-line profile to minimise daytime appearance and impact and are vital to providing artificial lighting for sports activities after dusk. The design of modern floodlights is such that is very little spill light and back light is projected around the MUGAs enclosure and coupled with the adequate distances to any residential neighbours; this artificial lighting will result in minimal impacts to residential amenity; with no unacceptable light trespass into windows and with no unacceptable glare.

Surface water will drain through the 3G football turf surfaces, the shock-pad, and the porous asphalt substrate into underlying soils. The multi-use games areas development would not contribute to onsite or off-site flood risk and essentially, surface water drainage arrangements for the multi-use games areas will continue the current drainage action of the existing tennis courts

NON-TURF CRICKET PRACTICE FACILITY

The non-turf cricket practice facility would include two non-turf cricket practice pitches covered with artificial cricket grass coloured grass green, plus surrounding artificial turf surfacing coloured grass green.

To the non-turf cricket practice facility, each non-turf cricket practice pitch would be surrounded by a 3.66m high x 3.66m wide x 18.30m long tubular steel cage finished galvanised (Z275) self-coloured; clad with black cord netting to segregate individual practice bays.

The non-turf cricket practice facility accords with England and Wales Cricket Board (ECB) performance standards (ECB Performance Standards for Non-Turf Cricket Pitches Intended for Outdoor Use – TS6).

The facility would be enclosed with 3.0m high ball stop fencing to regulate access, to contain cricket balls, to protect the artificial cricket surfaces from contamination; and to help prevent unauthorised use and any vandalism. The appearance of ball stop fencing, and associated gate, will comprise polyester powder coated RAL9005 Jet Black or RAL6005 Moss Green, all supported with an intermediate post system and of matching colour. The fence type will be steel open mesh fencing containing a general 200x50mm aperture.

With respect to surface water drainage, non-turf cricket pitches accept rainfall and surface water percolates through the artificial cricket grass structure into underlying soils. This drainage action contributes to pitch performance. This development would not contribute to onsite or off-site flood risk and essentially, surface water drainage arrangements of the non-turf cricket practice facility would mimic current greenfield drainage characteristics.

The visual appearance of the replacement artificial cricket grass surfacing, fencing and cricket netting system is like current amenities at the Recreation Ground and this proposal provides a complimentary appearance within a Green space setting.

The non-turf cricket practice facility would assimilate with the character of the Recreation Ground, whilst the proposed purpose is compatible with the site use and purpose (sport and leisure activities).

HARD STANDING AREAS

The appearance of new hard standing areas (porous asphalt clean pedestrian access and circulation, vehicular access, and car parking) will comprise grey black coloured porous asphalt.

Once people arrive at the Recreation Ground, pedestrian access will be provided by level and even pavements and hard standing areas, in accordance with:

- > Sport England Design Guidance Note 'Accessible Sports Facilities 2010'.
- > The Building Regulations 2010 Approved Document M: Volume 2 - Buildings other than dwellings.

SOFT LANDSCAPING / GREEN PLAYING SPACE

Except for new hard landscaping treatments described above, all other soft ground surrounding the area affected by the development shall be reinstated to grass (in accordance with BS 4428:1989 Code of Practice for General Landscape Operations).

This will enable effective grounds maintenance to the surrounding Recreation Ground and amenity grass areas.

To compensate for the tree to be removed to accommodate the proposed office-toilet-store; four new trees (of local species) would be planted to provide biodiversity enhancements for this scheme.

Also, grass mounds around the periphery of the Green playing space will be formed with recycled soils generated during construction work (an environmentally sustainable method of arisings disposal). These new grass mounds will be sown with a wildflower meadow mixture to provide foraging habitats for a variety of species, including invertebrates, birds, and bats; to enhance the biodiversity of the site and creating microclimates which provide opportunities for insects, birds, and small mammals to live and breed.

The Green playing space itself will receive certain drainage enhancements to create an improved soccer skills area. These drainage enhancements are likely to comprise sand banding /slitting and / or verti-drainage work, resulting in greater capacity to withstand winter weather conditions, resulting in more durable grass surfacing to suit all-year football activities

COVERED CYCLE SHELTER

The appearance of the covered cycle shelter with 12no. cycle parking capacity would comprise a mild steel frame with a galvanised (Z275) self-coloured finish, clad with 4mm weather and fire resistant PETG uv.

This provision will enhance active travel opportunities to Linley Road Recreation Ground, and this will be encouraged to the local community and village sports clubs along with walking; as a healthy travel choice.

PLANNING STATEMENT

2.1 MATERIAL CONSIDERATIONS

This planning statement provides a concise explanation of how relevant planning policies have been considered and how any specific influences that might affect this proposal have been adequately addressed.

The requirement of this statement is:

- > *A planning statement that identifies the context and need for a proposed development and includes an assessment of how the proposed development accords with relevant national, regional, and local planning policies.*
- > *Scope and content dependent on the nature of the proposed development the type of application, and the sensitivity of the proposed development's location.*
- > *This should include information and commentary on all planning issues relevant to the proposal.*
- > *A planning statement should include information only necessary to enable the assessment of the proposed development.*

We acknowledge that planning policies and material planning considerations relevant to this proposal include:

Swindon Borough Local Plan 2026	SD1: Sustainable Development Principles DE1: High Quality Design DE2: Sustainable Construction CM2: Active, Healthy and Safe Lifestyles EN3: Open Space EN4: Biodiversity and Geodiversity EN6: Flood Risk EN7: Pollution LN1: Local and Neighbourhood Planning Cycle Parking Standard SPG Parking Standards for New Development SPG
Blunsdon East Neighbourhood Plan	Policy 6: Road Safety, traffic congestion and pollution Policy 9a: Open Space and Sports Facilities Policy 12: Dark Skies
National Planning Policy Framework (NPPF) 2021	2. Achieving sustainable development 8. Promoting healthy and safe communities (open space and recreation) 12. Achieving well-designed places 14. Meeting the challenge of climate change, flooding, and coastal change 15. Conserving and enhancing the natural environment

2.2 PLANNING DISCUSSION AND COMPLIANCE

The preceding Design and Access Statement provides expansive information to demonstrate this development proposal is in accordance with Swindon Borough Council, Blunsdon East, and NPPF policies.

For example, all pertinent requirements for development are satisfied; as follows:

- I. The proposed community sport and leisure enhancements at Linley Recreation Ground are proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality;
- II. The proposal does form a logical complement to the existing scale and pattern of development and the character of the area;
- III. The proposal is compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants;
- IV. The proposal does, as far as is reasonably possible, protect or enhance the local landscape and the setting of the settlement/s;
- V. The proposal does not involve the loss of an area of open space or any other feature that makes an important contribution to the character or appearance of the area;
- VI. The proposal is provided with safe vehicular access and safe and convenient pedestrian access to supporting services and facilities;
- VII. The proposal is not at risk of flooding or likely to increase the risk of flooding elsewhere;

VIII. The proposal does conserve and enhance the natural and built environment.

Therefore, the following statements focus on project aspects that require further explanation; including:

- > Public benefits.
- > Achieving sustainable development.
- > Promoting healthy and safe communities (open space and recreation).
- > Proposal sensitivity.

2.3 PUBLIC BENEFITS

This proposal offers an ideal opportunity to refurbish and enhance sport and leisure facilities at Linley Road Recreation Ground to be enjoyed by the local community and sports clubs.

It will allow Blunsdon Parish to continue delivering excellent amenities for the village, with values of inclusion and participation.

As such, this project has carefully accommodated requirements from key stakeholders; including St Leonard's Church of England Primary School, Blunsdon Football Club, and Blunsdon Cricket Club.

The proposed office-toilet-store would provide a valuable office and store for the Parish Council as well as public toilet provision with internal and external access.

Also, extra parking is much needed in the village to lessen the burden of street parking not only for visitors to Linley Road Recreation Ground, but also for local school parking, for visitors to the adjacent recreation ground, and to support wider amenities and reduce local traffic congestion.

Enjoyment of, and development through, sport and leisure fits with values of the Blunsdon East Neighbourhood Plan and this project will bring genuine benefits in terms of sports engagement and experience.

This proposal will deliver a profound effect on the village's Green space and sports facilities offering, providing benefits for local community and sports clubs, and helping to deliver health and wellbeing.

In addition to serving community activities, the replacement facility will also provide a valuable all-weather outdoor curriculum space for pupils of St Leonard's Church of England Primary School to enable extended playing times all year round.

This proposal will enable the long-lasting delivery of exceptional sport and leisure opportunities that are accessible, and enjoyable to all with:

- > Quality.
- > Inclusivity.
- > Sustainability.
- > Engagement.
- > Usage.

2.4 ACHIEVEING SUSTAINABLE DEVELOPMENT

The National Planning Policy Framework presumes in favour of sustainable development set out as three dimensions – economic, social, and environmental objectives.

This development proposal provides the best solution for these recommendations, as follows:

Economic objective	Providing self-funding facilities for use by pupils and community visitors to Linley Road Recreation Ground.
Social objective	Providing modern facilities for public benefit that will encourage the physical activity and engagement with the benefits to health and wellbeing associated with this.
Environmental objective	Ensuring the existing natural environment is not harmed post development and that the proposed sports facilities are designed and implemented to conserve and reduce energy wastage wherever possible.

In a sporting context, this proposal seeks to:

- > Provide opportunities for local community groups to participate in sport and physical activity for health improvement, enjoyment, and development of their skills, particularly amongst low participant groups;
- > Operate in line with the national agenda for sport considering nationally adopted strategies;
- > Generate positive attitudes in sport and physical activity to help reduce the dropout rate in sports participation with age;

- > Increase the number of people of all ages and abilities participating in sport and physical activity including people with disabilities;
- > Use the facility to encourage the range, quality, and number of sports club links and to stimulate competition that is inclusive of young people and adults;
- > Provide affordable access to the facilities and to be self-financing in terms of community access;
- > Contribute to strategic objectives for grassroots sports development.

In an environmental context, this proposal seeks to:

- > Ensure that maintenance of the the proposed sports facilities is managed by the site management grounds team on a periodic basis;
- > Collect a sinking fund using revenue from community access lettings / hire to replace the sports facilities at the end of their functional life, along with further necessary refurbishment works;
- > Apply a variety of efficiencies to mitigate environmental impact and benefit the carbon footprint of the development with significant reductions in the use of energy and reduced waste experienced during the construction and operational phase of the development.
- > Apply a variety of efficiencies to construction stage that mitigate environmental impacts and reduced the carbon footprint of this development.

In conclusion, the proposed community sport and leisure enhancements at Linley Road Recreation Ground would rejuvenate the Green playing space with:

- > Better quality provision.
- > In a suitable location.
- > Supported by effective and appropriate management arrangements.
- > Implemented with best practice construction techniques to minimise waste and pollution.

2.5 PROMOTING HEALTHY AND SAFE COMMUNITIES

The National Planning Policy Framework encourages and promotes the retention of existing and the provision of additional, outdoor sports facilities, both public and private.

Specifically, paragraph 98 (concerning open space and recreation) of NPPF recommends that:

Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.

And paragraph 99 recommends that:

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- A. *an assessment has been undertaken which has clearly shown the open space, buildings, or land to be surplus to requirements; or*
- B. *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- C. *the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

This proposal would provide a purposeful multi-functional facility that would facilitate greater level of sports activity throughout each year as well as enjoyment and experience.

When assessing the proposal, consideration must be given to the importance of the standard of design and compatibility of a scheme to harmonise with the general character of the open space and surrounding area in which it is set, the impact upon the private amenity of residential neighbours and local highway safety; amongst other material considerations.

The proposed development will implement improved provision in terms of quality and quantity and in a suitable location to benefit local community groups and school pupils by providing access and opportunities for sport and recreation and making an important contribution to the health and well-being of everyone engaged with the project.

This proposal will also afford convenient pedestrian and maintenance access as well as provide suitable management, supervision, and security by Blunsdon Parish Council, so the proximity of existing facilities described above will help to create a vibrant and successful place and a safe and accessible environment.

This proposal satisfies the above planning objectives and is beneficial to the advancement of education, sport, leisure, and recreation activities; and engagement and will provide a genuine asset for local community groups by encouraging more people of all ages to participate in sport and activity.

For these reasons, we believe the following objectives have been satisfied:

- > Supporting and enhance the continued regeneration in Blunsdon.
- > Promotion of social inclusion and community cohesion.
- > Health and wellbeing.
- > Promoting more sustainable development.

2.6 PROPOSAL SENSITIVITY

RESIDENTIAL AMENITY PROTECTION

Residential amenity would be preserved with no unacceptable impacts that could result from:

- > Loss of privacy and overlooking.
- > Overbearing and dominant impact.
- > Loss of sunlight.
- > Noise or disturbance.
- > Odours, fumes, or vibration.

The development proposal would form a discreet refurbishment and extension to the existing facilities at Linley Road Recreation Ground and would sit within the well-established vegetation boundaries surrounding the application site, working with the existing terrain and contours to ensure that views and settings are preserved and that the facility blends into its surrounds. This will result in a development that would not have any harmful impact on the local landscape.

Visual impacts for most neighbours are diffused and fragmented by trees, green screens, and buffers (boundary fences and hedgerows) around the Recreation Ground which would be unaffected by the development.

The low-level LED sports area lighting proposal has been sensitivity designed in accordance with the requirements for an Environmental Zone E2, which is a rural surrounding for example; a sparsely inhabited rural areas, village, or relatively dark outer suburban location. The design of modern sports area lighting is such that is very little spill light and back light is projected around the multi-use games areas enclosure and coupled with the adequate distances to any residential neighbours; this artificial lighting will result in minimal impacts to residential amenity; with no unacceptable light trespass into windows and with no unacceptable glare.

Also, the low-level LED sports area lighting would be used only after dusk, mainly during autumn and winter seasons.

Low-level sports area lighting masts will offer a slim-line profile to minimise daytime appearance and impact, and the proposed floodlights are vital to providing artificial lighting for sports activities after dusk.

The proposed replacement ball stop fencing would not create any excessive levels of overbearing or overshadowing impact. The proposed fence heights are appropriate for the intended activities and would not appear incongruous within the Recreation Ground.

BIODIVERSITY PRESERVATION AND ENHANCEMENT

The proposed development will not result in adverse impacts to any sensitive ecological receptors, biodiversity, or protected species, to ensure their favourable conservation status is maintained prior to, during and after this project is delivered.

The careful low-level LED sports area lighting proposal can be trusted and embraces all practically possible mitigation measures published within relevant ecology guidance, to prevent harm to any sensitive ecological receptors, biodiversity, or protected species.

To compensate for the tree to be removed to accommodate the proposed office-toilet-store; four new trees (of local species) would be planted to provide biodiversity enhancements for this scheme.

Also, grass mounds around the periphery of the Green playing space will be formed with recycled soils generated during construction work (an environmentally sustainable method of arisings disposal). These new grass mounds will be sown with a wildflower meadow mixture to provide foraging habitats for a variety of species, including invertebrates, birds, and bats; to enhance the biodiversity of the site and creating microclimates which provide opportunities for insects, birds, and small mammals to live and breed.

MANAGED FLOOD RISK

A surface water drainage strategy associated with the multi-use games areas would resist a variety of storm events catering for the 1 in 30-year flood event as well as management of a 1 in 100-year flood event with an allowance for climate change; thereby preventing the risk of any onsite or offsite flooding in these conditions.

This solution complies with the first option within the drainage hierarchy and this sustainable surface water drainage scheme will adhere to Local Lead Flood Authority (LLFA) and National Planning Policy Framework (NPPF) requirements, as well as relevant technical standards.

Once this strategy is implemented, this proposal will not increase flood risk within the school grounds or surrounding land and rainwater would be collected across the multi-use games areas and drain via the substrate into the ground via infiltration (soak away). This would maintain current surface water drainage arrangements and result in a managed drainage solution.

Similar, simple surface water drainage solutions will be implemented for the proposed hard standing areas, non-turf cricket practice facility and improved soccer skills area within the Green playing space.

CHARACTER AND APPEARANCE

The proposal characteristics comply with relevant sources of technical guidance and performance quality standards.

The choice of materials within this proposal reflects the materiality of Linley Road Recreation Ground and similar sports, recreation, and leisure facilities.

We believe this proposal design is complementary to an open space environment and will introduce minimal visual impact, this being vital to ensure this proposal is sympathetic to its surroundings and does not create unacceptable effects to adjacent public areas or to the amenity of residential neighbours.

In summary, this proposal represents a powerful improvement in the quality of sports amenities at Linley Road Recreation Ground.

As such, this planning proposal may be accepted as appropriate development and would be:

- > Complimentary
- > Appealing
- > In-keeping
- > Discreet
- > Appropriate
- > Suitable
- > Attractive
- > Inviting
- > Valued