



**ALDWICK CRICKET CLUB
BROOKS LANE
BOGNOR REGIS
WEST SUSSEX**

**DESIGN AND ACCESS / PLANNING STATEMENT
TO ACCOMPANY PLANNING APPLICATION
FOR REPLACEMENT CRICKET PAVILION**

NOVEMBER 2017

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INTRODUCTION

This Design and Access / Planning Statement accompanies a full planning application for a replacement cricket pavilion at Brooks Lane, Felpham, West Sussex.

SITE HISTORY

Planning consent has recently been granted for a broadly similar proposal (planning ref BR/221/16/PL).

Other site history comprises:

- Refurbishment of clubhouse to include new veranda and refurbishment of existing toilet block into shower block (planning ref BR/260/14/PL) – approved conditionally.
- New public conveniences (planning ref BR/475/86) – approved.
- Erection of storage hut (planning ref BR/155/67) – approved conditionally.
- New sports pavilion (BR/780/75) – approved conditionally.

There is not any other relevant planning history for the site.

DESIGN PRINCIPLES AND CONCEPTS

The new cricket pavilion is a direct replacement for a previous building that suffered extensive fire damage. The proposals are broadly similar to an alternative proposals which has been granted planning consent relatively recently. The new building is required in order that Aldwick Cricket Club have a sustainable long term future.



The site

ASSESSMENT OF PHYSICAL CONTEXT

The site is located to the south west corner of a large recreation ground / sports field in Felpham, close to existing residential dwellings and adjacent to an existing building containing public WCs. The surrounding area is predominantly flat and has an open nature (albeit the recreation ground is bordered by a knee rail fence). Public rights of way run along the south and west boundaries of the recreation ground.

The location of the building would be in a discrete location to the corner of the recreation ground and would be in a very similar position to the previous cricket pavilion.

The site lies just east of an established residential area, but has a recreational / leisure character to it.

There is currently a temporary container on the site, and this will be removed.

DESIGN SOLUTION

The proposed building has been suitably designed to provide an appropriate appearance. The bulk, scale and positioning of the building would be very similar to the most recently previously approved scheme.

INVOLVEMENT OF LOCAL INTERESTS

Due to the relatively minor nature of the changes to the previously approved scheme, no consultations have been carried out.

SCALE

The new building would be of a modest scale and would comprise two changing room and a club room / kitchen. WCs and showers would be accommodated within the existing adjacent building. The ridge height of the proposed pitched roof of the building would be 4060mm, and the eaves height would be 2750mm. The floor level would be set 300mm above external ground level as detailed within the Flood Risk Assessment.

LAYOUT

The layout and orientation of the existing property would be retained, but a new pitched roof constructed to part of the site to provide additional residential accommodation.

FLOOD RISK

The site is within an area defined as being at risk of flooding by the Environment Agency and a detailed Flood Risk Assessment has been submitted as part of this planning application.

AMOUNT OF DEVELOPMENT

The proposals for a replacement cricket pavilion would consist of a gross internal floor area of 47.6m². The covered verandah and external raised decking area would comprise a further 40.1m².

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The National Planning Policy Framework (NPPF) was formally published in March 2012 and supersedes all previous PPS and PPG documents. The NPPF sets out the Government's planning policies for England, and how these are expected to be applied in local planning policy making and decision taking.

The NPPF attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 59 confirms that in policy making, Local Planning Authorities should ensure that good design codes / policies are not unnecessarily prescriptive and instead concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new developments in relation to the local area.

Further planning policies for the site are contained within the West Sussex Structure Plan 2006-2016 (adopted July 2004), the Arun District Council Local Plan (adopted April 2003) and the emerging publication version of the Local Plan (February 2014). The key relevant policies which are still in place are outlined below:

- *AREA 11 – Local gaps.* The new building would be a replacement for a previous building of a similar size and would not erode the local gap.
- *AREA 5 – Protection of Open Space.* The replacement cricket pavilion would enhance the existing playing fields facility and would be a replacement of a previous facility.
- *GEN 3 – Protection of the Countryside.* This policy states that development that will not be permitted outside the built up area boundary unless (amongst other items) it is for quiet, informal recreation. The proposal fundamentally relates to recreational activity on the site.
- *GEN 12 – Parking in New Development.* The new building would be a replacement for an earlier building and would not generate any requirement for additional car parking.
- *GEN 32 – Noise Pollution.* The replacement cricket pavilion would not generate noise levels above the level that the original building on the site would have generated.
- *GEN 33 – Light Pollution.* The building would be used on an occasional basis, and would generally not be at night time.
- *GEN 7 – The Form of New Development.* The proposed replacement cricket pavilion would be entirely appropriate in terms of scale, massing, aspect, siting, layout, external materials and design features. It would not have any adverse impact on users and occupiers of nearby property and land.
- *GEN 9 – Foul and Surface Water Drainage.* The proposed building will connect into existing foul drainage to the site, and surface water will drain to new soakaways.

- *D DM1 – Aspects of Form and Design Quality.* The proposed replacement cricket pavilion would be appropriate in terms of scale, massing, aspect, siting, layout, external materials and design features. It would not have any impact to users and occupiers of nearby property and land.
- *D DM4 – Extensions and Alterations to Existing Buildings* (residential and non-residential).
- *C SP1 – Countryside.* This policy states that development that will not be permitted outside the built up area boundary unless (amongst other items) it is for quiet, informal recreation. The new cricket pavilion would be a replacement for a previous building that was damaged by fire and has now been removed.
- *D SP1 – Design.* The proposed building would be of an appropriate design in terms of layout, landscape, setting, scale and external materials.
- *OSR DM1 – Open Space, Sport and Recreation.* This policy states that playing fields should be protected from development. However, the facilities that were previously on the site supported the use of the adjacent playing field, and the replacement building would be beneficial to the use of the playing fields by local people.
- *QE DM1 – Noise Pollution.* The replacement cricket pavilion would not generate noise levels above the level that the original building on the site would have generated.
- *QE DM2 – Light Pollution.* The building would be used on an occasional basis, and would generally not be at night time.
- *QE SP1 – Quality of the Environment.* The proposals would not have any adverse impact upon residential amenity or the natural environment, and would improve and enhance the leisure and recreational activities that are provided within the site.
- *SD SP2 – Built-Up Area Boundary.* The site is outside the built up area boundary but the proposal is for a replacement building which supports the adjacent recreation ground.
- *W DM2 – Flood Risk.* We accept that the site is within a defined flood zone and have included a detailed flood risk assessment as part of the submission documentation.

The proposals comply with the various planning policies of the NPPF, the Structure Plan, the Arun District Council Local Plan, and the Arun Emerging Local Plan, and the proposal will provide new residential units which would be of a benefit.

DETAILED DESIGN STATEMENT

Design Principles

A sympathetic design approach has been taken with the proposed replacement building. Details of the proposed design solutions are as follows:

Appearance

The building would be of a modest scale and would have a fully appropriate external appearance.

ACCESS AND PARKING

The existing general site access and parking arrangements will be maintained. The replacement building would not generate any additional parking requirements.

New ramped access would be provided between ground level and floor level to enable the building to be used by less ambulant people.

LANDSCAPING STRATEGY

There would not be any new soft landscaping. Access ramps would be formed to both sides of the building to form appropriate access for wheelchair users, and a raised decking area and covered veranda forms an integral part of the proposals.

FOUL DRAINAGE STATEMENT

The proposed new development will connect into the existing mains foul drainage system which currently serves other parts of the site.

SUMMARY

An appropriate design approach has been taken with this proposal for a replacement cricket pavilion. The proposals are very similar to a previously approved scheme. National planning policy together with development plan policies and supplementary planning guidance has been fully taken into account when preparing and submitting the planning application. This proposal should be acceptable in principle, and would not detract from the quality of the area or have any harmful impact upon the amenities of neighbouring residents.

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