



PROPOSED DEVELOPMENT
PITSTONE SPORTS PAVILION, EXTENSION

DESIGN AND ACCESS STATEMENT



OCTOBER 2018
REV C



Woods Hardwick
Architects and Development Consultants





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1.0 INTRODUCTION

Pitstone Sports Pavilion
Marsworth Road
Pitstone
Bucks
LU7 9AP

This Design & Access statement has been prepared by Woods Hardwick Ltd on behalf of Pitstone Parish Council in support of a Full Planning Application for the extension and refurbishment of the existing Sports Pavilion to be provided with new upgraded changing facilities, social area, support functions and ground maintenance facility. The form of the building is to continue the single storey building on the existing Sports Pavilion site in Pitstone. The proposed new extended building forms part of the overall desired improvement for sports and social facilities in the Pitstone village.

The purpose of this document is to set out the design principles that have been considered as part of the development of the site to assist with the supporting submission documentation and it has been prepared in accordance with the requirements of section 62 of the Town and County Planning Act 1990 which requires the submission of a Design and Access statement to accompany planning applications.

This document has been written in line with CABI publications Design & Access Statements, How to write, read and use them, based on the principles of inclusive design.

Please ensure that this statement is read in conjunction with all the supporting plans and documents, which make up the full planning application.



figure 01: site identification aerial photograph



2.1 ASSESSMENT

2.1.1 Physical (Site Location)

The **Pavilion** site is located on the site of the old Castle Cement work force football pitch. They were provided to the village as part of the S106 leisure facilities agreement between Aylesbury Vale District Council and the developers of the Castlemead housing estate (then Wilcon Homes and now Taylor Wimpey).

These premises comprise of one senior and one junior pitch plus changing pavilion and are owned by Pitstone Parish Council. The day-to-day management is handled by Pitstone Parish Council Sports & Leisure Committee, which consists of members of the Parish Council and co-opted members to represent all the leagues that play regularly at the site and the Grounds Keeper.

The site has direct and individual access from the B489 Marsworth Road (in the south), currently gated. To the west lies an Anglian Water balancing pond and Network Rail maintenance hut. To the rear (north) lie open agricultural fields. The east of the site has a sub-station, then an open field (currently used for grazing), followed by the residential properties at the end of The Crescent. There are no traffic restrictions.

The proposed works are for the improvements to the existing Pavilion building by the provision of new extensions to the existing sports facility together with provision of enlarged parking, landscaping and associated drainage.

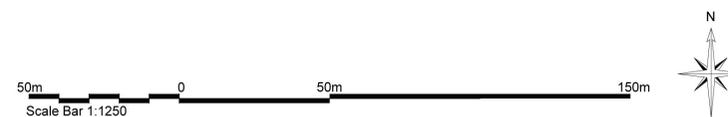
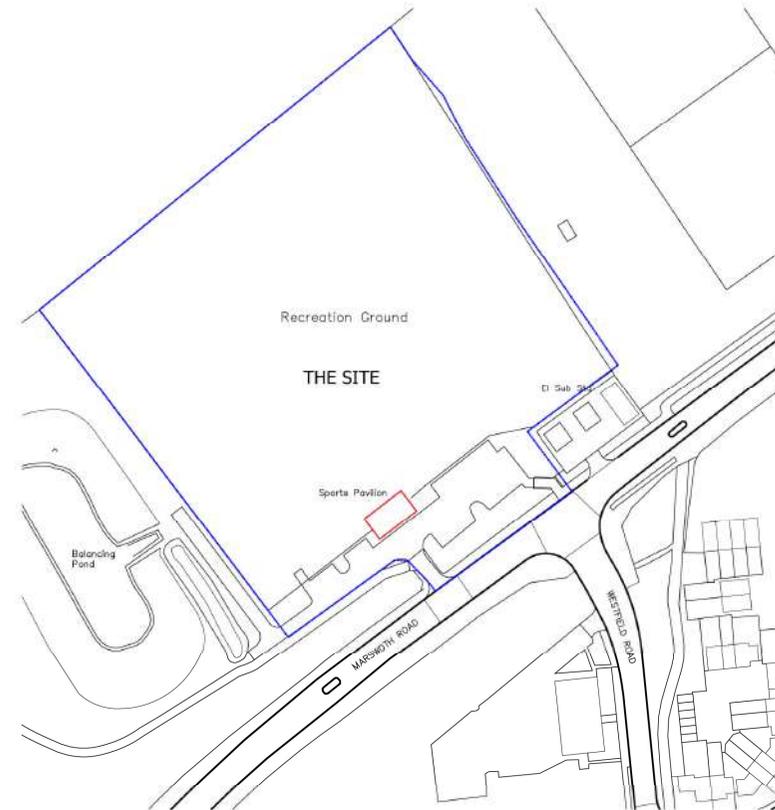


Figure 02 : Location Plan





2.1 ASSESSMENT

2.1.2 Existing Site—Photographs



Fig 03. View looking at the site entrance from Marsworth Road.



Fig 04. View looking from pitch side to existing pavilion .





2.1 ASSESSMENT

2.1.2 Existing Site—Photographs



Fig 06. View showing existing mound and container (to be removed) and off site Sub-station to far right .



Fig 07. View showing existing car park with Sub-station in distance and Network Rail wayleave lane to right



2.1.3 Design Considerations

INCLUSIVE DESIGN

- Inclusive design is not just concerned with making design provision for people with impaired mobility, but is concerned with designing an environment that encompasses everyone's needs, and puts people at the centre of the design process. The needs of staff, players, officials and visitors been addressed by providing a quality environment, public setting which has a safe environment, easily accessible routes and spaces.
- At the detailed design stage, the layout incorporates appropriate standards in order to achieve inclusive high quality design. This will consider all pedestrian movement in and through the site, to provide a functional operation. The use of logical sight lines, visual markers and the choice of routes will all be encouraged, generating a pedestrian friendly environment which is accessible to all.
- The following matters, amongst others, will be addressed through the detailed design stage as part of the development's commitment to inclusive design:
 - The design of appropriate gradients and levels;
 - Ease of access to external doors and thresholds;
 - Meeting the standards and requirements of league stipulations to allow the football club the opportunity of future league progression, by improved changing and support facilities;
 - Accessibility within and around the site spaces and individual zones;
 - The selection of appropriate landscape materials;
 - The use of clear signage and visual way marking;
 - Natural surveillance and safety.

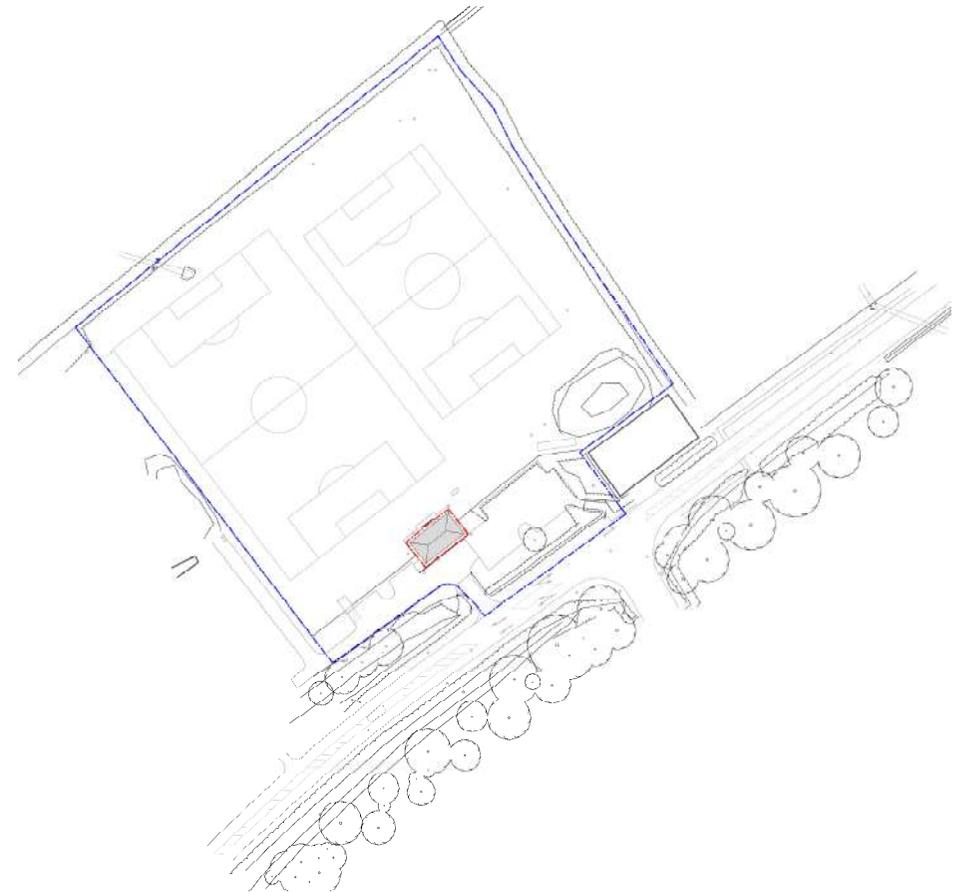


Fig 08 Existing site plan



2.1.3 Design Considerations

- The proposed development and design strategy incorporates the following design objectives, all of which provide a robust template for design quality:

Character - creating a destination with its own identity yet respecting the rural constraints, which builds upon good examples of locally distinctive design;

Continuity and Enclosure - a place where formal and informal spaces are clearly distinguished.

Quality of the External Realm - a place with attractive, enduring and successful outdoor areas that have a clear purpose;

Ease of Movement- a place with a clear defined hierarchy of routes, that is easy to move through.

Legibility- a destination that has a strong image and a layout which is easy to understand.

- In accordance with Policy requirements the development will embrace the following recommendations regarding designing a 'safe place'

Access & Movement - places with well defined routes, spaces and entrances that provide for convenient movement without compromising security;

Structure - so that different activities within the site operation do not cause conflict;

Surveillance - potentially vulnerable spaces overlooked;

Ownership - places promoting respect, responsibility, community;

Physical protection - well designed security features.

2.1.3 Design Considerations (cont.)

- The proposed development and design has been developed together with the Client to provide enhanced changing facilities meeting the current space standards required by the Football Association, League requirements and meeting the standards for Sport England.
- The building maintains the longstanding established community sports use on the site, being a stand-a-lone facility, on the edge of the village.
- The construction is proposed to be phased to maintain changing function on site at all times, thus preventing the need for temporary accommodation. The new changing rooms are planned to be constructed and commissioned before works commence on the overhaul and refurbishment of the existing building.
- The building maintains a basic single aspect, orientated toward the Pitch paying surface. This meets League requirements to prevent viewing of the playing area from outside. Additional control of the playing space is provided by the incorporation of turn style access to the ground.
- Areas:- Existing building area = 134m² (1 442ft²)
Proposed building area (including existing building) = 351m² (3 778ft²)



2.2 BACKGROUND INVOLVEMENT

2.2.1

Highways / Travel / Parking

The existing site benefits from direct car park access from Marsworth Road, with a filter lane for right hand turning traffic into the site.

The car park benefits from mature hedge screening and provides access by means of wayleaves to Network Rail and Water board land.

The existing car park area is to be extended by the removal of the existing earth mound located at the eastern side of the site. The Car park surface is to be permeable. The parking layout is to be based on parking spaces of 4.8m x 2.4m.

The proposals, are to increase the existing number of car parking spaces from 30 to 42. This incorporates 3 disabled spaces, and 4 cycle hoops allowing for 8 secure cycle parking spaces.

Vehicle movements are related primarily to football will not alter significantly from existing use.

The site benefits from pedestrian pathway and cycle path from the village centre.

On site waste storage facilities are to be provided within the site and a turning head has been included within the site boundary to facilitate the turning of refuse vehicles.

Bus stops are located in Marsworth Road, however the time tables are unlikely to coincide with the match timings.

Rail services are provided to Tring station, some 4 miles from the site.

Landscape

The existing mature hedging to the carpark is to be retained together with existing semi-mature trees.

The car park area is to be retained and redefined to provide additional spaces.

The Car park surface will be permeable. The parking layout is to incorporate parking spaces to the requirements of AVDC.

The existing site gated entrance access is to be retained.

Refuse

New enclosed refuse provision is to be provided to the building with collections from the building. An enclosed compound for a bin is to be provided. Turning head for refuse vehicles is to be contained within the site.

Environmental Noise

The Parish Council has obtained DEFRA Rail Noise 24 hour map, identifying the main issues relating to noise which is generated by the nearby railway line. Which is attached in Appendix B.

External use of the grounds will remain predominantly football related and will not be significantly increased as a result of the proposed changes to the building, apart from a few extra matches as the site will now be able to host cup games. Any ad-hoc events utilising the grounds will be subject to risk assessment prior to the council accepting the booking, for which the council already has an Events & Outdoor Space Booking Policy in place.

Little or no noise will emanate from the existing building as the new facility will have its insulation improved both thermally and acoustically.





2.2 BACKGROUND INVOLVEMENT

Therefore the indoor use of the office/store or function room for meetings and indoor fitness etc. is not anticipated to generate any noise impact. Unlike the neighbouring Memorial Hall, the pavilion site will not have a bar, and is therefore not anticipated to become a venue for late night parties that may generate particular noise disturbance.

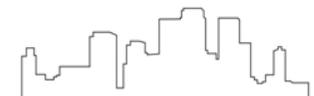
Any noise impact is limited to be from associated vehicle movements by users of the office or function room, and the room is relatively small in scale (with a seating capacity of approximately 40 people) and its use would be spread across the day/early evening.

Many local residents will be able to access the facility sustainably, as the site is located on the edge of the settlement, away from the majority of residential dwellings and the additional movements will be minimal in comparison to vehicle volumes already travelling along the B489 in front of the property.

Sustainability

The amount of glazing has been kept to a minimum to meet the requirements of the league preventing clear views directly through the building into the playing area.

Natural light will be provided by high level secure glazing on the car park elevation and large full height glazed panels to pitch side elevation of the social area. The changing and support facilities will benefit from natural light provided by the use of sun pipes.



2.2 BACKGROUND INVOLVEMENT

2.2.1

Materials

The proposed roofing sheet to be used on roof is to solve a long-standing problem experienced with constant damage to the existing roofing slates. These suffer from regular breakage due to impact from shots on goal and are to be replaced with hard wearing roofing, able to withstand the rigors of being hit from wayward shots on the pitch side, the proposed roofing material is a “secure by design” approved metal tiling system which provides a very similar appearance to the existing roof tile, whilst meeting client requirements for a robust product with impact resistance providing the robust finish needed.

Lower walls are to be dark colour cladding, which are to provide a visual link between the existing and new parts of the pavilion. This provides a link between that being retained and the new changing and support wings of the completed building, and will provide additional necessary insulation.

Full details of materials proposed to provide the aesthetically pleasing, and robust finishes are illustrated in section 9 of this submission and on the accompanying drawing 17944-PL40

Surface water

Surface water from the building and extension will be taken to the existing site drainage installation via rain water pipes, and the car park is to be permeable providing natural drainage.

Foul Water

Foul water from the building and extension will be taken to the existing site drainage installation.

Waterless urinal will be considered for male toilet provision.

Flood Risk

On review of the Environmental Agency flood risk maps, the site area is shown as being outside any areas of risk.

Archaeology

The area of the Pavilion has not been identified as being of special interest when reviewed as part of the outline approval and Pre-application meeting,

(For notes of pre app meetings please refer to Appendix A)



2.2 BACKGROUND INVOLVEMENT

2.2.2 Community Engagement

Legal works and initial consultations:-

- The council holds the title to all the land within the current pavilion site.
- There are a number of statutory utility easements, right of access, and restrictions around the site, which have been provided for within the developed scheme proposal for access by Network Rail and Water Authority.
- The Parish Council has applied to Hanson (who now own Castle Cement) regarding the covenant on adjacent land, and Hanson has confirmed that they have no issues with the re-development for sporting and community purposes.
- The council has made initial enquiries with Katy Walker at Sport England, as statutory consultee.
- The council has made initial enquiries with Aylesbury Vale District Council, who are both the planning authority and the holder of some S106 funding that will be utilised for the redevelopment.
- The council has worked in conjunction with the South Midlands Football League to ensure that the specifications meet their Step 6 requirements by providing new Officials and team changing facilities with social provision meeting current spatial requirements.
- The council work extensively with the local football teams and other community groups to ensure that the development is driven from local need, rather than vice versa.
- The council have conducted a sports and leisure survey of all households (electronic and door-to-door) which helped to identify the wishes of the community with regard to open access and hireable leisure facilities.
- The Pitstone Neighbourhood Plan included a significant focus on developing a new heart and improved community/leisure facilities for Pitstone. The NDP process included a wide variety of consultation techniques including consultation events, questionnaires, formal consultations etc.
- Regular meetings have been held with existing user groups (including Pitstone & Ivinghoe United Football Club and Pitstone & Ivinghoe Junior Football Club), and future user groups (see list of users identified in point above).
- Consultation advice has also been sought from regulatory bodies such as the Football Association, Sport England and Football Leagues to ensure the development meets their requirements.



2.3 CLIENT BRIEF / EVALUATION / COMMUNITY

From the existing site information, the Client brief and conceptual project evaluation processes we were able to extrapolate useful data in order for the design team to progress with the scheme design, establish the most appropriate building position, building layout, determine coherent pedestrian routes and identify the external landscaping zones.

- The New Building has had to be designed within the constraints of existing service wayleaves retaining future access by Statutory Bodies to areas bounding the site with rights of way over the site.
- The internal layout responds to the required access to the building in relation to arrival of visitors by foot and car.
- Supporting ancillary spaces are designed and sized accordingly to accommodate the league and user requirements.
- The new extensions and internal layout has been designed to allow access to all ancillary spaces as required for both the able bodies and disable persons.
- The M&E systems and plant rooms have been designed and sized to accommodate the proposals.
- The new extensions are placed either side of the existing pavilion, positioned to the southern side of the site to provide a visual and security barrier between the existing car park and the football pitches.
- The League requirements for changing facilities and protection of views onto the playing area have been met.
- Client Design consideration has been to include for changing provision for teams and officials together with the conversion of the existing pavilion to for the social centre with pitch servicing and turnstile located on the west of the extended building.
- Client Design consideration is to provide a sustainable building employing current building technologies and meeting the standards required by the local authority.
- The building is primarily for sports and community use providing upgraded facilities for team and official changing to meet league requirements.
- Support facilities are also required to be practical in design and use with the social area providing meeting room function. The size of building has been determined following detailed analysis with the Parish Council of various user groups.
- The new social area formed within the existing converted pavilion will be available for community use for meetings leisure and community activities and small social gatherings. The community room will be available to hire for other meetings, community groups, leisure activities etc. The provision of proper kitchen, toilets and indoor space will also facilitate a greater range of hire opportunities for the outdoor space eg children's sports parties, sports club hires and community events.
- The aspiration is to ensure that all parish residents can utilise the pavilion site (at present use is restricted to just footballers & families of junior footballers). The community room will be utilised by: Royal British Legion, Pitstone Allotment Association, Pitstone Community Car Scheme, Pitstone Community Transport Scheme, Pitstone Youth Café management group, Pitstone Parish Council's regular full council, planning committee, sports & leisure committee and other meetings, Pitstone Parish Charity, Pitstone Recreation Ground Charity, Pitstone Parish Post management group, Town Lands Charity, Williamson Trust. It is also hoped that it will be utilised by AVDC, BCC/LAF and TVP to offer drop-in, outreach, surgeries, support to residents, indoor Active Bucks sessions etc
- The new office / store is for Parish Council use providing a permanent location for the councils use. This will enable an expansion of the services that can be provided which will benefit all residents. In particular being able to offer greater advice services and offer initiatives to tackle social exclusion (especially amongst the elderly as this has been raised as a local issue)
- Car park surfaces are to be permeable.



2.4 DESIGN

2.4.1 Design Development & Proposals

In conjunction with the Client, Woods Hardwick have developed an informal briefing document which identified the requirements of the new pavilion at Pitstone.

The proposals illustrated on the submitted Planning Application drawings represent the co-ordinated response to the Client's specific operation and aesthetic requirements.

During the design process, the following items were considered within the context of the proposed scheme in the initial design stages:

Site Configuration

- Create a new extended Community building that improves and compliments the existing design elements.
- Work with-in the site constraints, to provide a building meeting the client brief for a sports facility and community use, with team and official changing together with supporting meeting room together with support spaces and functions.
- Retained external footpath and cycle path together with existing site entrance linking to the established road infrastructure provided as part of the overall site development.
- Work with the existing site levels across the site to maintain aspects into and from the site.
- Well defined routes throughout the site to promote access to and around the site layout.
- External surfacing that promoted the dispersal of the surface water from the site.

Building Arrangement

- Create a new enhanced pavilion with primary entrance from the car park.
- Provide a new extension to the existing pavilion providing for sport changing use with a close link to supportive functional spaces including servery/ kitchen that can provide refreshment facilities for events both in the function room and support the external pitch, together with community use.
- The new layout allows hire of the whole facility or individual parts. E.g. community use in the function room, football training using the changing rooms and village management from the office.
- The materials proposed for the main body of the building are to be of sustainable and robust materials.
- The configuration of the external windows and doors into the building has been formulated through the development of the internal operational requirements.
- An external covered walkway is proposed to the pitch side to provide an element of protection from the weather along the full length of the building.





3.0 USE

3.01 Building.

The building is to be constructed in sequential phases ensuring the continued availability at all time of changing facilities to service the football club and pitches.

The proposal consists of;

The provision of new community facilities which are to be contained within the existing refurbished building envelope.

A new eastern extension comprising public support toilet accommodation, officials changing together with team changing, to be provided adjacent to the existing building.

On the western side the Groundsman's support facilities are to be relocated (removing the current containers located on site) together with provision of controlled turnstile for use on match days

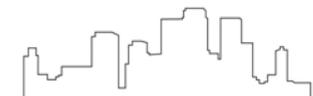
All accommodation is located at ground level in single story extensions.

The proposals are in line with the Parish Councils development plan to provide a layout that is flexible to address their future requirements.

3.02 Acoustics

It is not intended that there will be any additional loud activity occurring outside of the Pavilion Building. The design and location of the pavilion extensions will readily allow the proposed activity to occur without disturbance to nearby noise sensitive neighbours such as existing residences or proposed new residences.

figure 09: Proposed Site Plan



4.0 LAYOUT

The building has been positioned to:

- Maximise the potential floor area on the site within the constraints set out by the Council and League.
- Maximise possible use of natural light onto and into the building plan, whilst providing building security, by use of retained high level windows to the carpark elevations within the existing building, use of larger picture windows onto the playing area and use of sun pipes to provide natural light into changing rooms and support spaces.

- The site is located on the established sports use site on the edge of the village, which provides both the vehicular and pedestrian access from the Village.

The layout provides new extended and improved parking with external permeable car park surfacing to assist the flow of visiting personnel to and around the new building .

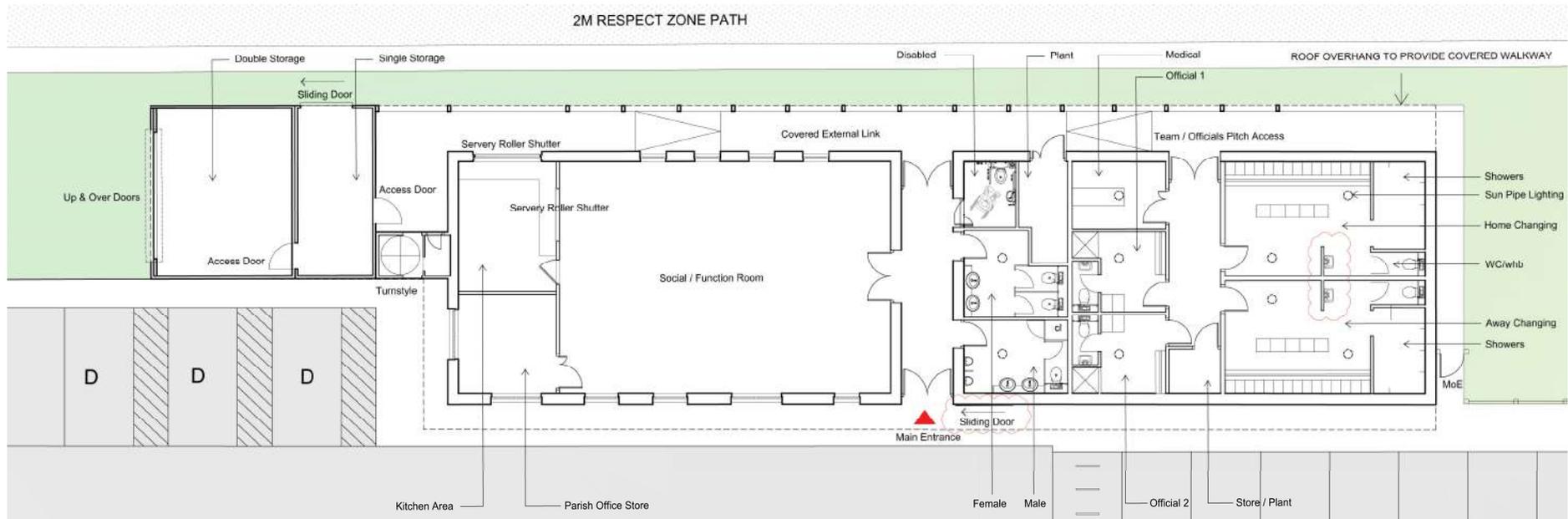


Fig 10 : Proposed Building Plan.



5.0 SCALE

The scale of the proposed new development as submitted compliments the form and the scale of the existing pavilion to be extended, whilst being of a suitable scale for the site on which it sits being in a rural environment at the edge of the village.

The proposed building is a bold crisp design, composed of a variety of block and roof forms, originating from the function to retain the existing pavilion.

A single controlled access point is provided to the building on the car park side with supporter access on match days through a controlled turnstile. The primary circulation zone to all building functions, is provided by a covered walkway on the pitch side linking the supporting wings.

The elevational materials provide linking of external skin, thus linking the main pavilion with the new adjacent wings, with feature window frames and doors picking up the team colours. The selection of horizontal cladding is employed to integrate the mass and scale of the new and old within the overall development, provided to take up tolerances between old and new parts.

The proposed scheme respects the scale of the site with a building providing supportive functions which flank the existing pavilion mass, with clad low level walling and pitched roof extensions with central link to reflect the space within and to inspire, excite and encourage greater interaction within the local environment.

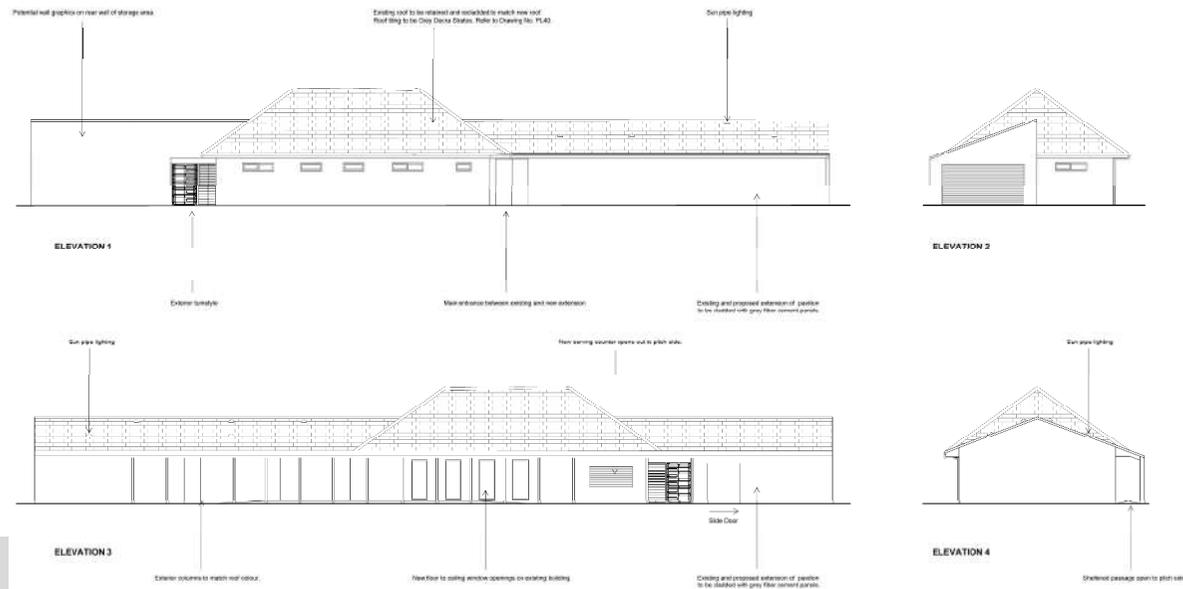


figure 11: Proposed Elevations



6.0 LANDSCAPING

The proposed landscape principles have been based on the limited requirements of the site.

The aim of the design is to define and extend the external spaces by the removal of the existing earth mound and groundsman's containers on the existing eastern side of the site.

A new bespoke groundsman's building is to be incorporated on the west side of the development.

The proposals for landscape treatment will be for the retention of existing mature perimeter hedging and semi mature trees established on site utilise a supplementary mixture of low level shrub species to the site perimeter and naturally draining surface finishes.

The landscaping scheme will incorporate both the hard and minimal soft landscaping elements.

The hard landscaping elements retain and include:

- Retention of existing site access and entrance gate.
- Provision of turning head for refuse vehicles.
- Pedestrian path and cycle route from the road side.
- Pedestrian area to front of the building.
- Designated disabled parking.
- Extended car parking area.
- Designated waste compound.
- Designated bicycle stand.
- Permeable car parking surface is to provide natural site drainage.
- Surface water drainage to soakaways.
- Foul water drainage will be taken to existing local sewers.



7.0 APPEARANCE

The proposed building will be constructed from loadbearing walls and steel frame elements integrated within the external cavity walls. The building retains the existing ridge and eaves line provided by the existing building and is provided with two lower wings to each side of the main building mass.

A clad finish is proposed to the external walls to the refurbished building and surrounding building elements.

The pavilion provides the access by means of punctuation to the perimeter of the existing secure playing areas, which are surrounded by existing boundary fencing to maintain the required security to the playing areas.

The proposal is based around the existing sports pavilion and consists of the new changing facility to the east side, for sport use and public toilet facilities, with multi purpose refurbishment of the existing pavilion shell to provide social and meeting room, support spaces of office and kitchen & hatch.

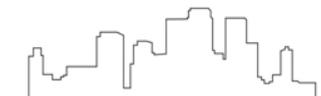
The western building parts are for groundsman's support of the ground.

Windows and doors are scaled to reflect the rural nature of the site and the security need of a site located on the village perimeter. The exposed windows will be of toughened glass to withstand the possible impact of balls.

The external main entrance is to provide clear identification from the car park areas by the use of a sliding door and is clearly identified from the car park area.

The application drawings include:-

- 17944– PL01 Location Plan
- 17944– PL02 Existing Site Layout
- 17944– PL03 Existing Plans
- 17944– PL10 Existing Elevations
- 17944– PL20 Proposed Site Plan
- 17944– PL21 Proposed Plans
- 17944– PL30 Proposed Elevations
- 17944– PL40 Proposed Visuals and References





7.0 APPEARANCE



figure 12 : Proposed Car Park Elevation





7.0 APPEARANCE



figure 13 : Proposed Pitch Side Elevation





8.0 SUSTAINABILITY

The proposed development will be designed to incorporate sustainability initiatives and reduce the buildings energy consumption. These initiatives will be driven primarily by statutory requirements.

The sustainability Initiatives include:

- Create a building which satisfies relevant energy efficiency statutory requirements, i.e.: Part L of the building regulations.
- Reuse of existing building to form the genesis of the new development.
- Use of Natural light into the changing rooms from sun-pipes.
- Landscaping within the site.
- Provision of a surface water strategy for the building and the immediate area
- Where practical, contractors will be encouraged to use locally sourced products



9.0 SUMMARY

It is considered that the design parameters for the **Pavilion extension wings** are wholly consistent with the provisions of national and local planning policy guidance, which both encourage economic development and sustainable design.

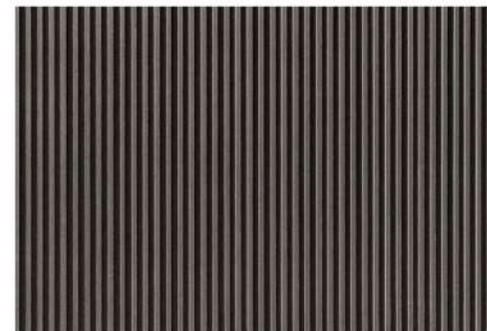
The design for the **pavilion extensions** are intended to provide a building that can function for the communities' current needs as well as allowing for flexibility to future-proof the facility.

The layout of the building itself, all access points and navigation of the site have been designed with the intention of providing the most efficient and intuitive use of the space provided, in order to increase the Pavilion's standing and operation needs.

Great care has been taken to integrate the proposed building both to the immediate neighbours, the residential development, local rural environment on the edge of the established village in the scale and the materials employed, through the pedestrian routes and landscaping principles.



INTERIOR LIGHTING
SUSTAINABLE SUN PIPE SYSTEM



PAVILION EXTERIOR
FIBER CEMENT CLADDING PANELS



PAVILION ROOF
DECRA STRATOS TILES

figure 14: Proposed Materials



Notes of Pre-Application advice from meeting held at the offices of AVDC on 13th August 2018.

Attendees

- Ms Nicola Wheatcroft & Colleague - AVDC Planning
- Margret Crutchfield & Bob Saintey - Pitsone PC
- Lars Huntley - Woods Hardwick

Notes received from AVDC 9th October 2018

PRE-APPLICATION MEETING NOTES

PROPOSAL: Proposed refurbishment of existing sports pavilion, parking improvements, changing rooms and grounds man's compound.
LOCATION: Sports Pavillion, Marsworth Road, Pitstone 18/02404/PREMTG

The Proposal

The site is used by Pitstone and Ivinghoe Junior Football Club. It is proposed to refurbish and upgrade the existing facilities to provide more modern and usable facilities for the local community to enable the continued development of the football club.

Also looking to expand the uses in the building for community use such as a parish office, entertainment area available for hire. Enabling the Club to be pro active in the community. The function room will be available for external hire such as kids parties, would hold around 50 people.

The building will be kept in use during upgrade. The existing building is prominent at the entrance, looking to retain roof form but changing materials.

Due to FA and restrictions there are few possibilities for new windows but additional glazing will be provided on the inside of the building. Turnstiles are also a FA requirement. Additional floor space will e approx.100 square metres

The most significant change to building will be the introduction of new materials. The provision of new cladding provides an opportunity to significantly improve the thermal environment of the building thereby saving energy. In addition, the Club have had a problem with the tiles on the roof being having to be replaced regularly due to damage from balls hitting the roof. The new roofing material will be cladding sheets rather than tiles. It is possible to insulate it from behind. The cladding will be dark grey to link in with the teams colours of red and black. The club are looking to upgrade the whole site, have started with ball stop netting. The trees are being retained.

Policy

Neighbourhood Plan

Pitstone Neighbourhood Plan notes that the Pavilion Site currently does not fully meet the requirements of users and residents. Further development would allow greater use by a wider community (scouts/guides, netball, bowls, tennis). Its vision includes:

‘the provision of inclusive sports facilities, primarily through the further development of the Pavilion Site as a sporting ‘hub’ for the village, and ensure that provision is fit for purpose and appropriate in terms of design and scale.’

Policy 8 is of relevance to the current proposal:

‘..... Proposals to improve the viability of a designated Asset of Community Value, or of any other established community use by way of the extension or partial replacement or redevelopment of buildings, structures and land, will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties.’

Aylesbury Vale Local Plan

Policies GP.36, GP.38, GP.39, GP45, GP.79 are saved local plan policies that are of relevance to the proposed enhancement and upgrade of the Pavilion site.



Notes of Pre-Application meeting Con't

Vale of Aylesbury Local Plan

The Council has set out proposed policies and land allocations in the draft Vale of Aylesbury Local Plan. The draft Vale of Aylesbury Local Plan was published and subject to public consultation in summer 2016. Following consideration of the consultation responses, and further work undertaken changes have been made to the draft plan. A report has been considered by the VALP Scrutiny Committee on 26 September and Cabinet on 10 October 2017 on the proposed submission plan. The Cabinet's recommendations were considered by Council on 18 October 2017. The proposed submission was the subject of consultation from, 2 November to 14 December 2017. Following this, the responses have been submitted along with the Plan and supporting documents for examination by an independent planning inspector at the end of February 2018. The examination hearing ran from Tuesday 10 July 2018 to Friday 20 July 2018. The adoption of the Vale of Aylesbury Local Plan is planned to be in 2018.

Whilst the VALP hearing has taken place there are a number of unresolved objections to the housing strategy and other policies. Paragraph 48 of the NPPF advises on the weight to emerging plans depending on the stage of preparation, unresolved objections and consistency with the NPPF. In view of this the policies in this document can only be given limited weight in planning decisions, however the evidence that sits behind it can be given weight..

Policies BE2, BE3, T5, I2 and I3 are of particular relevance.

NPPF Section 8 states that planning decisions should aim to achieve healthy, inclusive and safe places.

Planning Issues

Principle of Development

The proposal site is located outside of the Settlement Boundary where there is a general presumption against built development unless for specified (normally) agricultural related purpose. However, the proposal relates to an existing community facility and will only involve limited additions to the building. These extensions are necessary to ensure that the junior football club can continue operating and expand to take on a greater community role.

The Neighbourhood Plan refers to the Pavilion site not fully meeting the requirements of users and residents. Further development would allow greater use by a wider community (scouts/guides, netball, bowls, tennis). Reference should be included to the Neighbourhood Plan and in particular Policy 8 as to how the wider sporting and community activities will be enhanced by the proposed development.

Design

The extensions are small scale and sympathetically designed and will update the appearance of the building. The building is only currently visible from the highway immediately opposite the site via the access, as the perimeter of the frontage is well screened by substantial planting. Any opportunities to enhance the planting and hedge is encouraged as part of this proposal. The proposed materials have the potential to significantly the appearance of the existing pavilion, as such it is recommended that full details of the materials accompany the application, the importance of the durability and practicality of the materials should be included to explain and justify the change in materials.

Sustainability

The site is located on the edge of the village. Whilst is accepted that most users of the pavilion will access it by car, opportunities should be taken to encourage non car travel. This should include cycle parking facilities.



Notes of Pre-Application meeting Con't

The proposal should meet the parking standards (based on additional floorspace proposed, it is approx. 1 space per 11 square metres) and this should include disabled parking). It is envisaged that there is sufficient space to provide adequate parking.

Ecology

The Ecologist has provided comments and has confirmed that there is not a reasonable likelihood of protected species being affected by this development. Therefore no supporting ecological information is required, he goes onto state that he would have no objection towards this application when submitted formally.

Other Matters

There is the potential for noise and disturbance as a result of the proposed development, however, the impact is likely to be minimal in view of the isolation of the site away from residential properties. The noise impacts are likely to relate to use of the facility for outside events such as parties in the evening and increased levels of noise from comings and goings and increased car movements. It is recommended that any application is accompanied by a noise assessment.

Way Forward and Conclusions

To conclude, it is officers opinion that any planning application is likely to be considered favourably. The scheme would be likely to adhere to good design principles and result in a high quality development that is appropriate in its context.

If you wish to proceed with a planning application, I would draw your attention to the Council's full applications checklist which sets out the required supporting information to accompany a planning application for your information which is available on the website.

You will appreciate that at this stage, advice can be offered on an informal basis only, and should not be taken to represent a formal determination by the Local Planning Authority nor does it cover Building Regulations. Any subsequent application would be considered in the light of Development Plan policies, all material considerations including Government advice, technical advice and, if appropriate, public comment.





Noise Assessment

