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<b>Deadline</b>	<b>18<sup>th</sup> June 2010</b>		
<b>Application Number:</b>	<b>S/2010/0605</b>		
<b>Site Address:</b>	<b>RECREATION GROUND ADJACENT TO ALL SAINTS CHURCH ROMSEY ROAD WHITEPARISH SALISBURY SP5 2SA</b>		
<b>Proposal:</b>	<b>DEVELOPMENT COMPRISES THE DEMOLITION OF THE EXISTING CRICKET PAVILLION AND ERECTION OF A NEW SINGLE STOREY COMMUNITY BUILDING INCLUDING MAIN HALL AND STAGE, YOUTH HALL/PAVILLION, SPORTS CHANGING ROOMS, TOILETS, KITCHEN, BAR AND OTHER ANCILLARY FACILITIES. SOME NEW CAR PARKING IS ALSO PROPOSED, TOGETHER WITH A GROUNDSMANS STORE.</b>		
<b>Applicant/ Agent:</b>	<b>MR ROBERT BARNES</b>		
<b>Parish:</b>	<b>WHITEPARISH - ALDER/WHITEPARISH</b>		
<b>Grid Reference:</b>	<b>424720.465435028</b>		<b>123537.652500153</b>
<b>Type of Application:</b>	<b>FULL</b>		
<b>Conservation Area:</b>		<b>LB Grade:</b>	
<b>Case Officer:</b>	<b>MRS J WALLACE</b>	<b>Contact Number:</b>	<b>01722 434687</b>

**Reason for the application being considered by committee:**

Councillor Britton has requested that this item be determined by committee due to:

1. Scale of development
2. Visual impact upon the surrounding area
3. Design, bulk, height and general appearance

**1. Purpose of Report**

To consider the above application and to recommend that planning permission be REFUSED

***Neighbourhood Responses***

**82** Letters received objecting to the proposal

**93** Letters of support received

***Parish Council Response***

The Parish Council is the applicant and supports the application as set out in page 3 of the report

**2. Main Issues**

The main issues to consider are :

- 9.1 Principle, need for new facility/loss of playing field
- 9.2 Scale and design, impact on Conservation Area, and character of area
- 9.3 Impact on residential amenity
- 9.4 Loss of trees
- 9.5 Impact on ecology
- 9.6 Impact on highway safety

### 3. Site Description

The site lies close to the centre of the village, to the south of Whiteparish Church. The large recreation ground (known as the Memorial Ground) provides cricket and football facilities as well as a multi-purpose court and a children's playground.

The recreation ground has vehicular access from the A27 and via the Surgery car park off Common Road.

The site for the proposed hall is on the southern edge of the Memorial Ground and is currently occupied by a small sports pavilion, surrounded by grass. There are trees on the boundary of the site and a small pond to the immediate west on the adjacent land, which is in the same ownership as the recreation ground.

### 4. Planning History

75/1039	O/L application for demolition of existing pavilion and erection of new village hall / pavilion.	AC	22.12.76
77/663	Demolition of existing hut and erection of village hall / sports pavilion and new vehicular access.	Deemed refusal not proceeded with Superseded by S/79/763	
79/763	Extension to incorporate new store, kitchen dressing room and toilet.	A	01.08.79
83/1397	Erection of youth club building for meetings and activities.	AC	04.01.84
88/2366	Renewal of temporary permission for the retention of youth club building.	AC	25.01.89
95/1062	Replacement of existing cricket pavilion and youth club buildings with new village hall and associated car parking.	AC	12.02.97
99/1118	From agricultural to recreational & erection of boundary fencing	AC	20/09/99
01/0100	Replacement village hall and alterations to site entrance and access.	WD	10/04/01
01/0866	Construction of new access to Romsey Road, and closure of existing. Formation of car park. Construction of new sports club facilities.	AC	14/05/02

04/1431	Removal of existing tennis courts and part of children's play area and construction of multi-purpose court with enclosure.	AC	24/08/04
05/1637	Demolition of existing Village Hall, construction of New Hall on same site including ancillary car parking on recreation ground	AC	21/11/05
07/0845	Removal of existing tennis courts/ cricket nets/ part of children's' play area and construction of multi-use games area with enclosure and replacement nets.	AC	16/07/07
09/0018	Development comprises the demolition of the existing cricket pavilion and erection of a new single storey community building, including: main hall and stage, youth hall / pavilion, sports changing rooms, toilets, kitchen, bar and other ancillary facilities. Some new car parking is also proposed, together with an external machinery store.	WD	27/04/09

## 5. The Proposal

It is proposed to demolish the current sports pavilion and erect on the site a multi-purpose hall. The hall will provide a replacement for both the sports pavilion and the Village Hall. It will provide for indoor sports such as badminton, short mat bowls and indoor, meetings/ theatrical events have a stage, provide facilities for a youth club, and facilities for sports teams. There will be two entrances to the hall with the subsidiary entrance leading directly from the sports ground to the changing rooms. A viewing or social area for sports teams/supporters is also proposed.

Vehicular access to the site will be via the surgery/memorial car park which is accessed from Common Road.

The agent has submitted a supporting statement which in outline covers the following points:-

- 1) The new centre replaces the existing village hall which is too small and falling into disrepair. It also replaces the existing out dated sports pavilion to provide good quality changing facilities for cricket and other outdoor sports for all age groups.
- 2) The building will have two main points of access: the main entrance from the car park to the main and secondary halls and a secondary entrance from the sports field leads to changing facilities for two teams plus officials and the scheme also includes toilet facilities, storage rooms and a servery. The changing facilities have been designed to meet the good practice guidelines as laid down by Sport England.
- 3) Care has been given to the siting and design of the building. The main entrance will have views of All Saints Church across the churchyard through mature trees and the building will have a backdrop of established trees. The design has taken into account this rural setting and is not intended to mimic or compete with the fine historic detail of All Saints Church but to be a simple building in its character and detail.

## 6. Planning Policy

**The following 'saved' policies of the Adopted Replacement Salisbury District Local Plan (June 2003) are of relevance to this proposal:**

G1 and G2	<i>General policies</i>
D2	<i>Design policies</i>
C6	<i>Special Landscape Area</i>
C12	<i>Protected species</i>
H16	<i>Housing Policy Boundary</i>
PS1	<i>Community Facilities</i>
PS3	<i>Change of use of community facilities</i>
TR11	<i>Parking</i>
R1A	<i>Public open space</i>
PPS1	<i>Delivering sustainable development</i>
PPS4	<i>Planning for prosperous economies</i>
PPS7	<i>Sustainable development in rural communities</i>
PPS9	<i>Planning and bio-diversity</i>
PPG17	<i>Planning for open space, sport and recreation</i>

## 7. Consultations

### **Parish Council**

Support. The Parish Council would like it to be noted that they feel that the applications (S/2010/0585/OL and S/2010/0605/FULL) are essential for the development and preservation of the community within Whiteparish. The council also found that the applications should be supported together, not on a stand alone basis

### **Conservation**

No objections to a new building of this scale in the proposed location. Do not consider it will adversely impact on the church.

### **Wiltshire Fire and Rescue Services**

Comments relating to need for satisfactory access for fire engines, adequate water supplies and appropriate fire safety measures as well as the encouragement for the provision of domestic sprinklers.

### **Highways Agency**

No detrimental effect on the strategic road network, therefore no objections

### **Highways**

No objections subject to provision of two new sections of footpath one within the existing car park and one from the access onto the A27 across the recreation ground as shown on amended plan Drawing ref.no 3095/65 Rev B received on 31 August 2010.

### **Southern Water**

Foul sewage can be provided for the proposed development, though a formal application for connection to the public sewerage system will be required. Surface water drainage for the site is proposed via a watercourse; the adequacy of this should be confirmed. A wastewater grease

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trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the scheme.

### ***Environmental Health***

No objections subject to conditions.

Intention is to have events until midnight; this should be controlled by condition. Given the quiet location a scheme of acoustic insulation will be required. The, windows serving the entertainment area should be double glazed and the passive ventilation system and ventilation stack should be acoustically insulated to minimise the breakout of music noise and in particular bass.

### ***Wessex Water***

Not located within a Wessex Water sewered area but there is a water main in the vicinity of the proposal. A point of connection can be agreed at the detailed design stage.

### ***Council Ecologist***

No objections subject to compliance with the method statement and supporting documents and conditions regarding stag beetles and reptile mitigation measures

### ***Arboricultural Officer***

No objections subject to compliance with Arboricultural Report

### ***Sport England***

The proposed development would lead to the loss of part of the playing field, and would also encroach onto the existing cricket outfield at a point which is already below the recommended minimum dimensions for adult cricket. The configuration of the site is such that the scale of the proposed community building, in the location proposed, would be detrimental to the long term interests of cricket. The revised plans create further reductions in the size of the pitch. Sport England does not consider that the proposals meet with any of the 5 exceptions of our Playing Field policy, and we therefore wish to **object** to this application.

Under Circular 02/2009 *THE TOWN AND COUNTRY PLANNING (CONSULTATION) (ENGLAND) DIRECTION 2009*), LPA's are required to notify the regional Government Office when they are minded to grant planning permission for a proposed development, but where Sport England object, either because of a deficiency in such facilities or because adequate alternative provision would not be made. The Direction applies to all local authority owned playing fields and all others which are currently used, or have been used in the past five years, by educational institutions.

However, Sport England would be happy to re-consider its position if it can be shown that 'a senior sized (cricket) pitch, allowing a boundary of approx. 46m from the centre of any pitch in use could be accommodated with a modest change in the square location'

## **8. Publicity**

The application was advertised by site notice/press notice /neighbour notification with an expiry date of 27 May 2010

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**93** letters of support, have been received from residents, users of the existing facilities including those from outside the Parish and groups/societies including Whiteparish Garden Club, Whiteparish WI, Whiteparish Parochial Church Council, Village Hall management Committee and Memorial Ground Charitable Trust

Summary of key points raised:

- Existing Village Hall and sports pavilion need to be replaced, it is run down and dilapidated
- Replacement Hall will support community groups and societies and enhance sport and recreation on the Memorial Ground
- Combining the halls is the best solution to problem of providing modern facilities to serve the village's needs
- Village needs facilities for youth
- Scheme supported by most parishioners
- Taken 30years to come up with a proposal which is agreeable to all parties, a multi-use facility and therefore some compromises are needed.

**82** letters of objection have been received, 71 of which are identical letters (49 from addresses within Whiteparish).

Summary of key points raised:

- Combining general and sports use will be difficult to manage
  - Whilst agree that new Village Hall is needed, facilities in existing sports pavilion are adequate for sports teams and there has been an inadequate analysis of alternative locations/configurations  
Contrary to PPG17 and Local Plan policies D1 and R1A
  - Cricket ground already has short boundaries and this scheme further reduces the cricket playing area and therefore jeopardises future of cricket in Whiteparish.
  - insurance
  - Prospective costs of new hall are vague but likely to be prohibitive, capital and running costs not established, no business plan
  - Parish Council is wasting tax payers' money with this scheme.
  - Inadequate consultation; 90% support from 78 people attending a meeting in March 2006 is not indicative of overwhelming support. Village survey in 2003 showed 97% support (555 survey forms 185 returned) for refurbishing present Village Hall.
  - Parish Council must gain permission to merge the two memorial trusts before it can proceed. Parish Council is not the owner of the site but custodian trustee. The Trusts' procedures must be complied with.
  - No detailed justification showing need for combined facility.
  - Wiltshire Council as the principal local authority should carry out an impact analysis before approving such an application
- 
- Proposed car park will be too small
  - Existing access to car park has poor visibility.
  - Concerns regarding future of pond, impact of development on the hydrology of the area and impact on habitat
  - Crickets out-field likely to be damaged during construction of new hall.
  - Safety concerns, even if nets are placed in front of the building, may not be able to obtain

- Building is too large for the site, design is unattractive and will dominate Memorial Ground
- Concerns regarding noise, amenities, loss of privacy, impact on trees

***Letter of objection from Whiteparish Cricket Club***

The revised plan shows a 1.5m footpath alongside the church wall. This further reduces the cricket playing area. Hampshire Cricket league rules require a one metre gap between any building/structure and the boundary line. At best the cricket playing area will be further reduced by 2.5m

In our view this is a material change to the planning application as it removes a substantial part of the ground available for sport. We are surprised that this does not require a new planning application, so that members of the public could comment.

**9. Planning Considerations**

***9.1 Principle/need for new facility/loss of playing field***

The applicant indicates that the existing facilities provided by the Village Hall and the Sports Pavilion are substandard in size and accommodation. Whiteparish is a large village and the various amenity and sports clubs draw members not only from Whiteparish but from surrounding villages. Whilst no detailed survey of the needs of the Parish has been provided; a project team worked on behalf of the Parish Council, to identify the requirements of the present and possible future user groups, so as to establish the facilities required and to ensure that the final building complied with all the required standards.

National guidance as expressed in PPS4 and Local Plan policy G1 (ii) seeks to promote the vitality and viability of communities. Therefore enhancing community facilities for clubs and societies in the village could be seen as supporting this principle. Similarly PPS1 encourages the creation of sustainable communities and in this context enhancing the facilities provided within the village by both the Village Hall and the sports pavilion would also be supported by Local Plan policy PS1. Both PPS4 and PPS7 support proposals that will improve and enhance the quality and sustainability of rural communities and it could easily be argued that supporting the creation of a new combined Hall would support the continued vitality of the community. Salisbury District Local Plan policy PS3 also applies as the existing sports pavilion could clearly be considered to be central to the community. No details of the finances of the proposal have been provided and officers are therefore concerned that without a clear business plan with a financial appraisal of the costs and sources of funding for the new combined facility, that the current pavilion and the Village Hall could be demolished and the replacement proposed in this proposal would not be erected. Moreover there appears to be considerable opposition within the village to the proposal. However; if the Parish Council is considered to be representative of its community and it is promoting the scheme then in view of the recent pronouncements by Mr Pickles Secretary of State for Communities and Local Government regarding 'localism' and the need for communities to identify their needs and to be responsible for achieving their community's goals, then officer concerns regarding this aspect can perhaps be over stated.

In principle, the proposal to provide an improved facility for both indoor and outdoor sports and recreation would also be generally consistent with the local plan policy R1A. The policy is generally permissive of new sports and recreational facilities on the edge of settlements subject to their being no significant adverse landscape implications and the site being accessible by means of public transport. In this case, where the proposed site is located close to the centre of the village, immediately adjacent to the A27 where there is a bus service linking the village with Salisbury, the site is screened from the open countryside and the Conservation Officer does

not consider that there will be a detrimental impact upon the adjacent listed church within the Conservation Area: the proposal could be considered to in accordance with this policy.

The Local Plan policies are also consistent with the relevant guidance in PPG 17 Sport and Recreation, which states that people living in the countryside have no less a need for recreation than people in towns and recognises that opportunities for sport and recreation are needed in rural areas for smaller and more widely scattered populations. In principle therefore Sport England would support the provision of new facilities attached to the Memorial Ground. However, PPG 17 goes on to state that the recreational quality of open spaces can be eroded by insensitive development and that local authorities should weigh any benefits being offered to the community against any loss of open space that will occur. It goes on to say that whilst Planning Authorities may wish to allow small scale structures where these would support the existing recreational uses, they should seek to ensure that all proposed development takes account of, and is sensitive to, the local context. Whilst revisions to this PPG are under consideration, they relate to strategic provision of green infrastructure and the floodlighting of sport and recreational facilities and do not effect the fundamentals of the guidance.

In essence the national guidance states that development on playing fields should not be allowed unless:

- i. the proposed development is ancillary to the use of the site as a playing field ( e.g. new changing rooms) and does not adversely affect the quantity or quality of pitches and their use;
- ii. the proposed development only affects land which is incapable of forming a playing pitch (or part of one);
- iii. the playing fields that would be lost as a result of the proposed development would be replaced by a playing field or fields of equivalent or better quantity and quality and in a suitable location
- iv. the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of the playing field

In this case, the proposed building is a combined Village Hall and sports pavilion rather than merely improved facilities for the recreation ground. It has however, been designed to comply with Sports Council standards regarding the provision of spaces for referees, dressing rooms, access for disabled etc. The building would also provide all the facilities for the existing cricket and football clubs.

However, Sport England object to the proposal and the cricket club consider that whilst the existing pavilion does not achieve up to date standards, it is sufficient to meet their needs. Further the proposed replacement building intrudes upon the current cricket outfield, reducing the quality of the pitch. Though the boundary of the outfield is already short because of the presence of the existing pavilion; this proposed new building would intrude further into the outfield. This would make the current situation worse. The revised plans which also provide for a footpath link from the A27, running alongside the churchyard wall, further reduces the outfield on this western boundary. Concerns have been also expressed by objectors that the proposal does not comply with PPG17 and indeed the proposed development is not merely ancillary to the recreation ground but provides facilities for the wider community including amenity and social clubs. The proposal also directly impinges on part of a playing pitch, adversely affecting the quality of that pitch and likely to affect its use. Whilst there are proposals to move the central square to compensate for the intrusion of the new building on to the cricket out-field, this has not so far been shown to be possible and so the above criteria (i), (ii) and (iii) are not complied with.

The Parish Council whilst suggesting that the advantages of the scheme are great for the village as a whole, has sought to ameliorate the impact of the development upon the cricket



field by suggesting that: "A senior size pitch, allowing a boundary of approx. 46m from the centre of any pitch in use, could be accommodated with a modest change in the square location. However, the English Cricket Board (ECB) consider that this would create safety issues to users of the tennis courts and play area on the northern side of the recreation ground and anyway simply moves the problem of a short outfield onto the opposite side of the outfield. Additionally moving the cricket square would mean that the cricket pitch could not be used for the length of time needed for the new wicket to be established. In the light of this, Sport England endorses the ECB's view that the option of moving the cricket square northwards would not provide a satisfactory solution and overall, they consider that the sporting benefits of the scheme would not outweigh the detriment caused by the loss of part of the playing field and object to the proposal.

Therefore in conclusion whilst the existing Village Hall and the sports pavilion are considered by the applicants to be substandard and the enhancement of the village's facilities would be in accordance with national guidance as expressed in PPS1, PPS4 and PPS7 and the Local Plan policies G1, PS1, R1A and PS3, the proposal will detrimentally effect the current cricket pitch and therefore the proposal would be contrary to PPG17.

## ***9.2 Scale and design, impact on conservation area and character of area***

The site is outside the Whiteparish Conservation Area, though adjacent to the grounds of the listed All Saint's Church. The open character of the Recreation Ground allows uninterrupted views of the listed All Saint's Church and this contributes strongly to the character of the area. The site of the proposed building adjacent to the pond is on rising ground when viewed from the surgery and Common Road and as the height of the main hall effectively makes the building appear as a two storey building; it will be fairly prominent, when viewed from the west. From the north of the site, along Romsey Road, the building will be largely screened by the high bank on the northern side of the recreation ground and it will appear tucked away in the corner of the recreation ground with a backdrop of existing mature trees and boundary planting.

Whilst the proposal involves a building of significant size, given the fact that it would mainly be read against a backdrop of mature trees and will be set in to the site, it is considered that the height and bulk of the new building will not be a significant visual intrusion into the surroundings.

The Conservation Officer considers that on the basis of the information provided that the new building would not have an adverse impact upon the listed church and in the supporting documentation the Architect states that the scheme was designed so as not to compete with the adjacent Church. The intention of the applicants was to provide a functional set of interlinking spaces and rooms contained within a contemporary yet modest architectural form, deliberately simple in its character and detail, which when viewed from the Romsey Road, would appear as an uncluttered simple form set into the landscape.

Overall therefore, it is considered that the new building will not be a significant visual intrusion into its surroundings from most public viewpoints and as the Conservation officer considers that the proposal would not adversely affect the character and appearance of the Conservation Area or the setting of the listed church, that in impact terms the proposal would be in accordance with Local Plan policies.

The recreation ground is on the edge of open countryside and itself has an open character, the landform gently sloping away towards the south. As noted above, the proposed building would be sited in a reasonably unobtrusive position in a corner of the field, well related to existing boundary trees and vegetation and would be viewed against the backdrop of the latter. The building would not be a significant visual intrusion into the surrounding countryside and

therefore would not adversely affect the character of the surrounding countryside, which lies within the Special Landscape Area.

### **9.3 Impact on residential amenity**

The site lies to the rear of the Surgery and the recently erected new dwelling alongside and adjacent to the side of the large private garden of a residential property which fronts onto Common Road (The Banks). The proposed community building would be located approximately a metre away from the garden boundary with this nearest residential property, with mature trees and boundary planting in between the new building and the two dwellings, which are some 90metres to the south-west. In view of this separation distance, it is considered that the size, mass and siting of the proposed building would have no significant effect on these properties although there may be some loss of open views.

The internal layout of the community building has been designed so that entrance areas are on the side of the building towards the car park and the recreation ground and away from the residential properties. It is considered that this, together with the distance between the building and the neighbouring properties and the intervening planting together with controls over hours of use of the building and other safeguards (such as acoustic insulation) which could be dealt with by conditions, would not result in such an increase in levels of additional noise and disturbance to an extent that there would be serious adverse effects on the residential amenities enjoyed by adjoining/nearby properties.

### **9.4 Loss of trees**

There are a number of trees in the south west corner of the site that may be affected by the development. None are of sufficient quality or prominent enough to warrant protection by means of a TPO. One exception is the mature oak but this is sufficiently far away so as to not to be impacted by the development. The trees in the churchyard, adjacent to the entrance are good examples but provided development is carried out in accordance with the Arboricultural Report prepared by S.J. Stephens (dated 26/02/10) they should also be adequately protected.

### **9.5 Impact on ecology**

Concerns were expressed regarding the impact of the development on the great crested newts that are present in the adjacent pond. Whilst the scheme will disrupt the hydrology of the area, the Council's ecologist was particularly concerned regarding the impact of the increase in human activity near the pond as well as the effect of the development on the migration routes of the great crested newts. In her opinion a great crested newt licence would be required, and so the planning authority needed to be sure that the application would be capable of maintaining the population in a favourable conservation status. Additional information has now been provided and though the applicant does not consider a great crested newt licence will be required, the concerns of the Council's ecologist have been resolved and she now has no objections to the scheme.

### **9.6 Impact on highway safety**

The proposal intends to use the existing vehicular access onto Common Road. Concerns have been raised that visibility from this access is poor and that there will be severe congestion at times as no additional parking is proposed. The existing access is however, within a 30mph area and was previously considered adequate for the use by the surgery. When considering the number of parking spaces which might be needed in relation to this proposal, the Highway Authority concluded that in overall terms a maximum of 170 car parking spaces might be required. But it took account of the fact that this would be a local facility for local people, many

people would walk or cycle and considered that a more realistic figure for parking demand would be 56 spaces. On the basis that there are currently approximately 59 spaces available within the existing car park and that whilst the surgery leases a certain number of spaces, events in the building could be managed. It would be possible to stagger the uses of the site and hence restrict the maximum parking demand. Also as this is a local facility for local people, if there was a high level of demand on a particular occasion, some overflow parking could also be provided within the recreation ground. Indeed overflow parking on the recreation ground was agreed as part of a previous proposal in 2005 for the redevelopment of the Village Hall on its original site. On this basis the Highway Authority has raised no objections to the proposals.

The Highway Authority was however, concerned that footpaths should be made available for use by the disabled and proposed that within the existing car park, the pathways be surfaced in a suitable bound material. Similarly, in order to encourage people to access the building on foot, it was considered that a footpath should be provided across the recreation ground from the A27. The Parish Council having considered this recommendation have therefore amended their proposal to include these additional footpaths.

## 10. Conclusion

Whilst the existing Village Hall and the sports pavilion are considered by the applicants to be substandard and the provision of enhanced local facilities would accord with Local Plan policy PS3, the building and the proposed footpath across the recreation ground would have a direct impact upon the amount of playing field and detrimentally affect the playing of cricket. Both Sport England and the ECB have objected to the proposal on these grounds. As a result, officers must advise that the proposal is considered to be contrary to PPG17.

## Recommendation

**It is recommended that planning permission is REFUSED for the following reason:**

Whilst the provision of enhanced local facilities would accord with national and local guidance as expressed in PPS1, PPS4 and PPS7 and the Local Plan policies G1, PS1, R1A and PS3, the proposal will detrimentally effect the current cricket pitch and therefore the proposal would be contrary to PPG17.

### Appendices:

NONE.

### Background documents used in the preparation of this report:

Drawing ref.no 3095/55 received on 19 April 2010  
 Drawing ref.no 3095/65 Rev B received on 31 August 2010  
 Drawing ref.no 3095/66 Rev B received on 23 April 2010  
 Drawing ref.no 3095/67 Rev A received on 19 April 2010  
 Drawing ref.no 3095/68 received on 19 April 2010  
 Drawing ref.no 3095/70 received on 19 April 2010  
 Drawing ref.no 3095/71 received on 19 April 2010

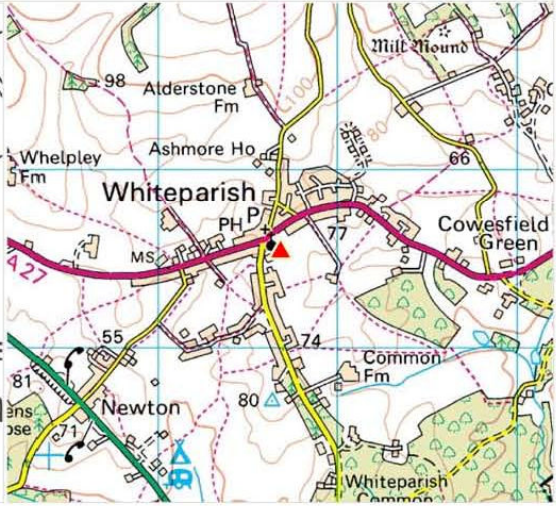
Interim Ecological Report by Collingridge Ecological Consultants dated March 2009  
 Ecological Report by Collingridge Ecological Consultants dated July 2009  
 Method Statement received on 16 September 2010  
 Pond Hydrology Report prepared by LED Architects received on 7 May 2010

	<p>Herpetological Survey by Griffin Ecological dated June 2009 Arboricultural Report by S.J.Stephens Associates received on 19 April 2010 Statement of justification received on 19 April 2010 Waste audit and recycling received on 19 April 2010 Design and access statement received on 19 April 2010</p>
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DEVELOPMENT COMPRISES THE DEMOLITION OF THE EXISTING CRICKET PAVILLION AND ERECTION OF A NEW SINGLE STOREY COMMUNITY BUILDING

Site Visit:

S/2010/605



RECREATION GROUND ADJ TO ALL SAINTS CHURCH

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