

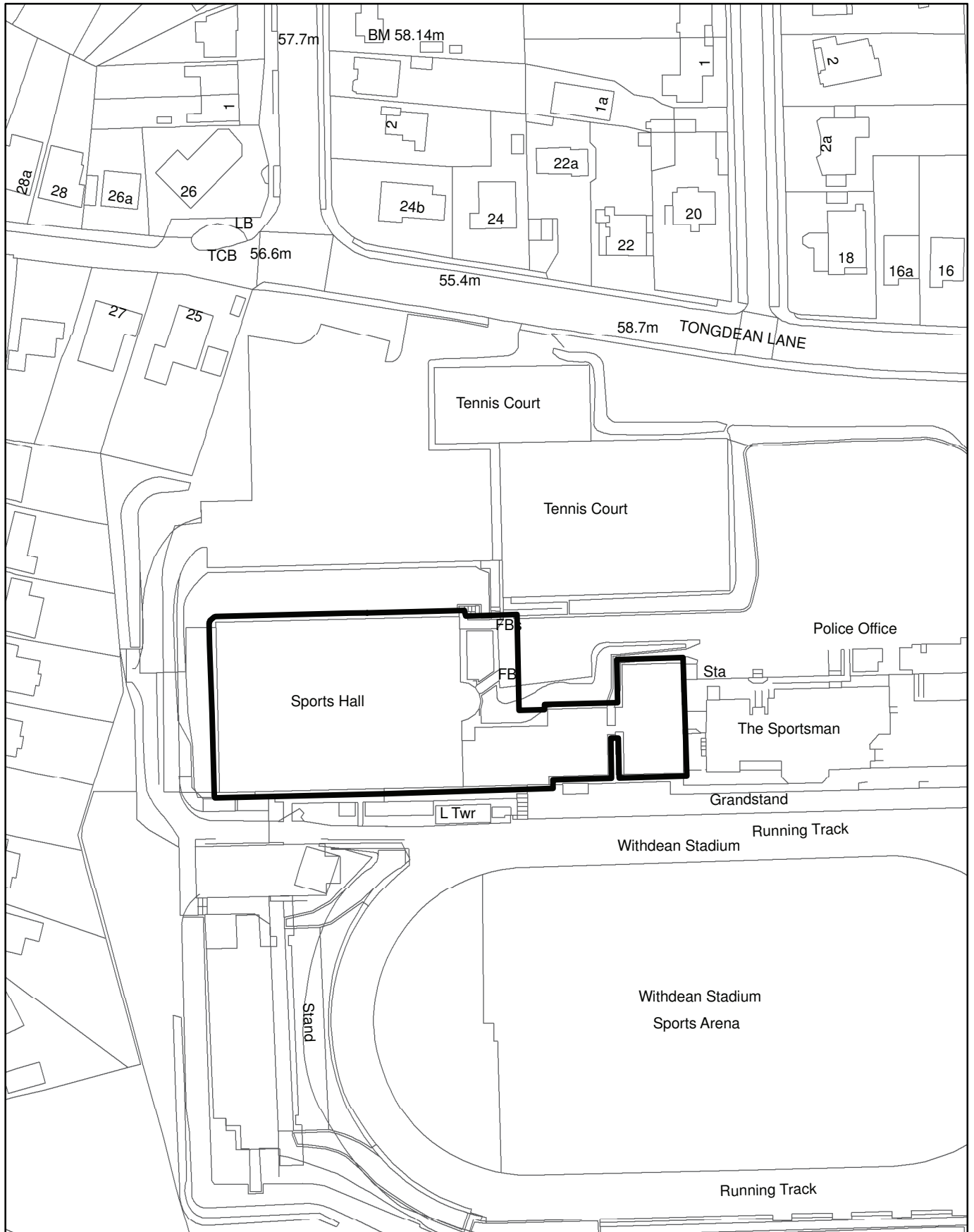
**PLANS LIST
ITEM D**

**Withdean Sports Complex, Tongdean Lane,
Brighton**

**BH2012/02766
Council Development**

21 NOVEMBER 2012

BH2012/02766 Withdean Sports Complex, Tongdean Lane, Brighton



Scale: 1:1,250

<u>No:</u>	BH2012/02766	<u>Ward:</u>	WITHDEAN
<u>App Type:</u>	Council Development (Full Planning)		
<u>Address:</u>	Withdean Sports Complex, Tongdean Lane, Brighton		
<u>Proposal:</u>	Erection of a 3no storey extension to existing tennis centre to provide additional health and fitness facilities and associated alterations including conversion of 2no squash courts to one fitness studio and crèche and creation of new covered cycle parking providing 16 additional cycle spaces (total 30). Installation of new insulated render to squash court buildings, 10no new AC units and 4no louvres to north elevation of tennis hall.		
<u>Officer:</u>	Mick Anson Tel: 292354	<u>Valid Date:</u>	25/09/2012
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	20/11/2012
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Brighton & Hove City Council, Property & Design, Kings House, Grand Avenue, Hove		
<u>Applicant:</u>	Mr Toby Kingsbury, Kings House, Grand Avenue, Hove		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves it is **MINDED TO GRANT** planning permission subject to a S106 contribution to secure sustainable transport measures and the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application relates to Withdean Stadium Complex, which is on the west side of Withdean Road and the south side of Tongdean Lane. On the western boundary are dwellings in Shepherds Croft and the southern boundary is formed by the Withdean Local Nature reserve. The site has an area of 5.9ha. The Stadium complex incorporates a running track/football pitch equipped with floodlights mounted on 30m high columns and a permanent stand to the north. There is an uncovered West Stand which holds 900 seats at the western end of the stadium. To the north of the athletics arena is a three storey indoor sports hall providing 3 tennis courts and health and fitness facilities and low rise buildings housing 8 squash courts and a small crèche. 3 outdoor tennis courts and a netball court are sited north of the squash buildings in between the North West car park and the Withdean Sportsman Public House car park. The public house overlooks the athletics track. Other miscellaneous ancillary buildings include a Police Box, and some metal containers and storage sheds around the perimeter of the athletics track. There are two clubhouses in the north west corner of the athletics track used by the clubs. A tarmac parking area on the north-eastern side is in use for the Council's Shoppers' Park & Ride facility and by Stadium and public house customers. At the eastern end of the site is an old

car park which is currently closed off but could accommodate approximately 70-80 spaces.

- 2.2 The site is set in a natural bowl with the land generally rising to the north, west and south. Immediately to the south of the Stadium is the Withdean Woods Local Nature Reserve. There are also Greenways (designated in the Brighton & Hove Local Plan) running along the north and south sides of the stadium. The area surrounding the Stadium and woodland is characterised by residential development on spacious plots. To the east, Tongdean Lane joins Withdean Road and then leads eastwards under a railway bridge, where it is reduced in width to one lane, to London Road (A23). The woods adjoining the railway line are also included within the Local Nature Reserve.
- 2.3 Withdean Stadium is also host to other sporting organisations including three local Athletics Clubs (Brighton & Hove, Phoenix and Arena 80) and Brighton & Hove Squash Club. Until the removal of temporary stands the Stadium had a capacity of 9002 spectators.

3 RELEVANT HISTORY

The stadium has an extensive planning history, dating from when the athletics arena was opened in 1955. Prior to 1955 it was occupied by the Regional tennis centre which once hosted an International Davis Cup match in the 1930's. The site was also occupied by a zoo before the athletics track was first laid. For the purposes of this application, however, the most relevant applications are those relating to use of the stadium by Brighton & Hove Albion Football Club since 1998.

BH2012/02765: Permanent retention of West stand, North West car park and North West and North East turnstiles . Temporary retention of changing room, 2 No WC facilities and 6 No storage containers for a period of three years, including relocation of 1 No storage container from West side of site to east side. Under consideration.

BH2011/00973: Permanent retention of West stand, North West and North East turnstiles and a reduced size North West car park. Temporary retention of players lounge and changing rooms for a period of 3 years. Granted on 29 July 2011. Subject to a legal challenge.

BH2008/ 00379: Proposed continuation of the use of the stadium until 30 June 2011 and retention of existing temporary facilities. Variation of condition 2, 3 and 4 pursuant to previous application no. BH2005/00464/FP. Construction of an additional temporary staff building and extension to Study Support building. Granted on 18 June 2008.

BH2005/00464/FP: Provision of new stands and extension of existing stands to provide an additional 1966 seats. Replacement and relocation of two storey hospitality unit and addition of purpose built changing rooms. Addition of two storey stewards room and club office and new turnstiles. Continuation of use of Withdean Stadium until 30 June 2008 and the retention of existing temporary facilities. Replacement and relocation of existing athletics clubhouse and alterations to athletics facilities. Permission to allow Brighton & Hove Albion to play the first match in December on a Saturday and permission to play up to three

matches per season on a Sunday during each season. Granted 20 July 2005 after the completion of a Section 106 Agreement.

BH2004/03117/FP: Variation of conditions 5 and 6 of planning permission BH2002/01948/FP to allow Brighton & Hove Albion to play matches at Withdean Stadium on 4 December 2004 and a maximum of three Sundays during the 2004-2005 football season. Granted following completion of a Section 106 agreement in November 2004. However, planning permission was subsequently quashed by Order of the High Court.

BH2002/01948/FP: Provision of new stands and extension of existing stands to provide an additional 1966 seats. Replacement and relocation of two storey hospitality unit and addition of purpose built changing rooms and new turnstiles. Continuation of use of Withdean Stadium by Brighton & Hove Albion Football Club until 30 June 2005 and the retention of existing temporary facilities. Relocation of existing athletics clubhouse and alterations to athletics facilities. Granted following completion of Section 106 Agreement in October 2004. However, planning permission was subsequently quashed by Order of the High Court.

BH2000/00664/FP: Construction of additional 960 seats in a temporary stand and temporary buildings in NE corner with additional turnstile unit. Modification of conditions no. 2 (removal of temporary structures: to read 2003 rather than 2001); no.5 (restoration of new car park to grassed area: to read 2003 rather than 2001); no. 6 (matches on Saturday p.m. only, to read in addition Sunday or Bank Holiday pm: evening kick off at 8pm: to read 7:45 pm); no. 7 (no matches to be played on Saturday afternoons in December); no. 12 (no amplified music except 'Sussex by the Sea'). Granted in November 2002 following completion of a Section 106 Agreement.

BH1999/01020/FP: Mono-pitch steel roof over north stand spectator seating (extension to existing provision to cover remaining seats). Granted in June 1999.

BH1998/00523/FP: Alterations to Withdean Stadium including installation of new permanent seating terrace with new temporary roof to north stand and temporary seating terrace to south stand. Erection of four 30m high floodlighting columns, turnstiles and ancillary buildings, bicycle stand provision, construction of new car park at the north-western corner of the site and other paving/surfacing works. Erection of new steel security fencing to supplement existing to the southern boundary of the site. Erection of temporary lighting columns in Mill Road in connection with the applicant's Park & Ride scheme. Granted in March 1999.

4 THE APPLICATION

- 4.1 Planning permission is sought for a three storey extension onto the front (East) elevation of the existing indoor sports centre at the Withdean Sports Complex. The works also include internal alterations to the existing indoor facilities as well as re-organisation and internal alterations to the squash club facilities which are located to the east of the indoor sports centre. The indoor centre would be extended at lower ground, ground and first floors.
- 4.2 The extension would match the height and profile of the existing indoor centre which has a shallow double pitched roof along its length. The existing ridge height is 9.3m above the ground floor entrance. The extension would not extend

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the full 40 metre width of the existing building, however, but would meet the flat roof of the squash buildings. The extension would therefore be 26 metres wide and the ground floor would extend out to a depth of 9.3m providing a larger reception area and seating. The first floor providing an extended fitness/gym would extend out 3 metres further than the ground floor to a depth of 12.3m and thus would be cantilevered above the front entrance and the proposed enlarged cycle storage area underneath in front of the entrance. At lower ground floor level, the extension into a lightwell would be 5 metres in depth and would provide enlarged changing rooms which would be refurbished and replacement saunas. The other alterations would be to convert the existing saunas and spa into treatment rooms.

- 4.3 The current indoor centre has mainly windowless metal profiled elevations but the extension would have a fully glazed east elevation and the remainder of the east elevation that is not proposed to be extended would be re-clad in a matching glazed elevation with a 'purple' trim around the edges. The south elevation of the extension would also have a matching glazed cladding. The south elevation of the existing indoor centre which faces onto the athletics track and the long jump area would remain unaltered. It currently has two relatively small windows at ground and first floor levels serving an aerobics room and the gym above.
- 4.4 As part of the ground floor extension, a 2 metre wide glazed link corridor would be constructed between the ground floor as extended and the squash courts along the north flank of the existing squash building. Squash players would need to come through the new main reception for access and members of the public would also then not be able to access the athletics arena via the existing squash courts. The new enlarged main reception would have a barrier system at the front desk allowing staff and customers in.
- 4.5 The 3 indoor tennis courts in the sports centre will be unaltered by these proposals and will have an enlarged viewing gallery from the new enlarged reception.
- 4.6 As part of the internal alterations to the squash courts, two courts at lower ground floor levels which are currently dilapidated and out of use would be converted into a crèche and a room for spin classes. At ground floor level, the existing squash club bar and gallery over the two courts would be converted into a corridor and seating/gallery area. The crèche is being relocated from its current location in a gallery above the 4 eastern squash courts. Thus 6 squash courts would remain in use as now.
- 4.7 A new internal floor would be created in the (double height) disused squash courts to provide an additional fitness studio. This would also necessitate the demolition of the dividing wall between the courts.
- 4.8 The elevations comprise glazed curtain walling with a metre width mauve coloured trim around the edge of the elevation. On the side elevations the profiled metal cladding of the roof which would match existing would be visible. The east elevation of the basement extension would be in decorative blockwork

up to ground floor level. The full extent of the new enlarged reception would be faced in glazed curtain walling as well. The proposed walkway link to the squash courts will be in the same materials to match as the proposed extension i.e. glazed elevation with mauve coloured trim above.

- 4.9 It will be necessary to provide additional air handling or air conditioning (A/C) units for the new facilities in part to avoid the need to have openable windows and minimise noise emissions. Two A/C units would be installed on the south wall of the converted squash courts. Two other A/C units to the main south wall of the sports centre would be relocated to ground level adjacent to the existing spa room. 8 air handling units are required to be sandwiched in the gap between the existing east elevation of the sports centre and the squash court building also hidden behind the existing fire escape viewed from the athletics track.
- 4.10 This application has been subject of a Screening Opinion which was issued on 28th August 2012 which concluded that the application was not required to be accompanied by an Environmental Statement. A local resident has however sought a Screening Direction from the Secretary of State which is still awaited. The application for a Screening Direction does not prevent the Committee from determining this application. This application is being considered at the same time as an application on the same site on this agenda for the retention of the West Stand and the North West car park, turnstiles and other temporary facilities as set out in Section 3 above under ref: BH2012/02765. That application is very similar to an application granted consent in 2011 under ref: BH2011/00973 which is now is subject of a legal challenge by the same local resident. The Screening Opinion for this application has taken into account the potential cumulative impact of both applications on the agenda today.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: Three (3)** letters of representation have been received from **7 Redhill Drive, 13, 15 Shepherds Croft** objecting for the following reasons:
- The absence of a green roof or living wall to the extension, the removal of the Jacuzzi and steam room.
 - Failed to carry out an Environmental Impact Assessment of proposals
 - Venue is not suitable for this development
 - Environmental effects in Screening Opinion were played down
 - By submitting 2 applications, Council are attempting to project split the development
 - Screening Opinion is unlawful.
 - To conclude (in the Screening Opinion) that the development will not have significant effects is unbelievable.
 - Attempting to increase membership by 66% is preposterous with current parking, congestion and pollution problems.
 - Proposal will result in on street parking.
 - Planning statement says that there is good public transport contrary to the statement submitted for related application BH2012/02765.

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- What is the need for the extension when there are so many other clubs in a 3 mile radius?
 - Design is characterless and mundane and out of character with the area.
 - Disappointing that there are no solar panels or rainwater collection.
 - Glazing will increase light pollution to residents and would not be outweighed by existing floodlights
 - Noise from instructors and music in aerobics classes will be increased from more classes as evidenced in Planning Statement that glazing will reduce noise insulation.
 - Cumulative impact with noise from football matches not considered.
 - Impact on local wildlife dismissed.
 - No faith in Freedom Leisure's ability to run the complex nor the Council's willingness to exert regulatory control over it.
 - Council has vested interest as applicant and adjudicator.
 - Previous objections to public consultation in July 2012 on proposals still valid which are transport infrastructure around site is insufficient. Parking restrictions, increased use of Park and Ride is making parking more difficult for residents. More traffic taking short cuts through the area, more accidents. Increased air pollution. What measures in place for monitoring air quality, traffic. Strain on water, sewerage and refuse and recycling.
- 5.2 **Withdean Lodge 24B Tongdean Lane**, qualified support for the extension of the indoor centre provided that:
- the car park is environmentally better,
 - the surface drainage around the site is better maintained and better management of the car parks and outdoor courts to reduce noise and control lighting. (These comments have been repeated in respect of the retention application BH2012/02765 on this agenda).
- 5.3 **Brighton and Hove Archaeological Society:** Withdean has in the past produced finds from the Neolithic period and it is possible that vestiges of this ancient landscape remain. Suggest contacting the County Archaeologist.
- 5.4 **(ESCC) County Archaeologist:** Although the site lies within an Archaeological Notification Area, I do not believe that any archaeological remains are likely to be affected by these proposals. For this reason I have no recommendations to make in this instance.
- 5.5 **East Sussex Fire and Rescue:** No comments to make.
- 5.6 **Sussex Police Crime prevention design adviser** Comments: Replacement doors and windows should conform to LPS 1175 SR2. The proposed location for cycle parking has clear arcs of natural surveillance. Existing alarm system is to be linked into the extension.
- 5.7 **Sport England:** No objections.
- Internal:**
- 5.8 **Environmental Health:** Approve.

- 5.9 **Planning Policy:** The planning application should be determined in accordance with the Local Plan.
- 5.10 **Sustainable Transport:** Recommend approval subject to a S106 contribution of towards a new double bus shelter outside the Park and Ride car park and tactile paving at the four access points to the site.
- 5.11 *Travel Plan Coordinator:* Request further information and measures before approval can be given.

6 MATERIAL CONSIDERATIONS

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”
- 6.2 The development plan is:
- The Regional Spatial Strategy, The South East Plan (6 May 2009);
 - East Sussex and Brighton & Hove Minerals Local Plan (November 1999);
 - East Sussex and Brighton & Hove Waste Local Plan (February 2006);
 - Brighton and Hove Local Plan 2005 (saved policies post 2004).
- 6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF. At the heart of the NPPF is a presumption in favour of sustainable development.
- 6.5 All material considerations and any policy conflicts are identified in the considerations and assessment section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

TR1	Development and the demand for travel
TR2	Public transport accessibility and parking
TR4	Travel plans
TR7	Safe development
TR8	Pedestrian routes
TR14	Cycle access and parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU9	Pollution and nuisance control
SU10	Noise nuisance

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SU13	Minimisation and re-use of construction industry waste
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD14	Design – Extensions and alterations
QD25	External lighting
QD27	Protection of Amenity
QD28	Planning obligations
SR17	Smaller scale sporting and recreational facilities
SR22	Major Sporting venues
NC3	Local Nature Reserves

Supplementary Planning Guidance:

SPGBH1	Roof Alterations & Extensions
SPGBH2	External Paint Finishes & Colours
SPGBH4	Parking Standards

Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD06	Trees & Development Sites
SPD08	Sustainable Building Design

8 CONSIDERATIONS & ASSESSMENT

- 8.1 Matters relating to the nature of the health and fitness facilities to be provided, and the need for additional facilities are not material planning considerations. Issues concerning the outcome of the Screening Opinion carried out for this development are not a consideration for the determination of the planning application but will be dealt with by the Secretary of State and/or the courts. The main considerations in the determination of this application relate to the principal of the provision of additional health and fitness facilities on this site; character, design and appearance of the extension in relation to the building and the surrounding area; transport and parking impacts, amenity issues for local residents related to the building as extended including the potential for noise and lighting nuisance. The impact of the development in conjunction with the related application to retain facilities on site around the athletics track and the North West car park is also a consideration.

Policy and Background

- 8.2 Withdean Sports Complex is defined under Policy SR22 as a Major Sporting Venue in the City. The policy states that planning permission will be granted for improvements to the existing playing and spectating facilities at these venues provided that they are not detrimental to the amenities of the local area. The NPPF states that to deliver recreational facilities, planning decisions should plan positively for the provision and use of sports facilities. The planning system can play an important role in creating healthy communities. The principal of the development of sports and fitness facilities on this site is acceptable and appropriate and is supported by Policy SR22.
- 8.3 The National Active People Survey found that Brighton and Hove were in the top quarter of the most active populations but satisfaction with sports facilities

was in the bottom quarter. The Council's own survey of all indoor sports facilities in 2011 which has fed into the Indoor Sports Facilities Plan had over 800 responses but again revealed high levels of dissatisfaction with facilities. The third highest priority for the public identified was health and fitness facilities as currently exist at Withdean Sports Complex. Local residents in Withdean were consulted on the proposed plans for the proposals subject of this application and 200 responses were received which were generally positive.

Design

- 8.4 The existing indoor sports centre was built about 30 years ago and is a large mostly windowless but functional metal clad building. The vast majority of the volume is taken up by the indoor tennis centre which has 3 courts in a large three storey height hall.
- 8.5 The proposed extension at the front of the building will provide a significantly more attractive front to the building and improved south elevation which are seen from large parts of the Complex and from the surrounding streets, dwellings and adjoining nature reserve. The profile of the extension would match the existing frame of the building but would be clad on two sides with glazed curtain walling providing a more attractive, transparent and welcoming appearance. The design has a contemporary appearance with larger window reveals and use of coloured profiling to provide visual interest. The design theme is extended to the indoor walkway connecting the indoor centre and the squash courts and it is considered that the design approach is quite appropriate on this site in relation to the existing buildings on site and is set well back from road frontages and screened such that it is not easily seen in context with the prevailing character of Withdean. The proposal would comply with Policies QD1 and QD2 of the Local Plan.
- 8.6 The extension is sited on the east side of the building away from any adjoining residential properties in Shepherds Croft and the building is set well back from Tongdean Lane so there would be no impact in terms of loss of outlook, overshadowing or loss of daylight nor loss of privacy. In these respects, the extension would comply with policy QD14. The issues of noise and disturbance are considered in the next section.

Impact on Amenity:

- 8.7 There are three main amenity issues in consideration of this application which relate to transport movements, noise and light emissions from the extended indoor centre. Complaints have been received in the past about noise from the sports centre which arose from the sound of fitness instructors using microphones and amplified music. Complaints have also been received about noise at larger events on the track and field from school sports days and football matches and coaching. This application does not relate to the track and field although the Retention application does.
- 8.8 An acoustic report has been submitted in relation to the proposed facilities which took into account the potential for noise emissions from the use of the fitness rooms and gym as well as the plant equipment installed. The plant equipment is required to provide cooling and air changes to avoid the need for

opening windows. The location of it on a flat roof in a narrow gap between the sports centre as extended and the squash building will provide an important sound baffle. Data on background noise levels was collected on site and the report demonstrates that under a worst case scenario with all of the units on at one of the quietest times of day (11pm) the noise levels measured from the nearest properties are comfortably within acceptable levels being 7.6 dB A below background noise levels i.e. more than the Council's standards. Current background noise on the site includes trains, passing cars and overhead aircraft which all pass frequently.

- 8.9 Noise assessments also considered the impact from amplified sound from the health and fitness facilities. Noise from the proposed extended fitness room would achieve at worst 23 dB A from the nearest property which is 11.6 dB A below background noise levels. The use of the squash courts for fitness rooms and a crèche at lower ground and ground floor levels is very unlikely to result in any impact since the solid brick and masonry walls of the courts and their roof would buffer any sound from emanating as far as the adjoining residential dwellings. The relocation of the crèche would improve the noise insulation and it is noted that there have never been any complaints received about the crèche which only operates for 2 hours a day in midweek for gym users. The Environmental Health Officer has not recommended that any conditions are required and is satisfied that should any complaints arise they could be dealt with under the Environmental Protection Act 1990.
- 8.10 The proposed extension would have some downlighters on the underside of the entrance canopy formed by the first floor extended fitness room. They would light the entrance way and the cycle storage area and would not have any impact on the amenity of the site or location. Details of the fittings have been submitted and are acceptable.
- 8.11 The other lighting consideration is potential glow from the extended fitness suite through the glazed curtain walling. The glazing would be darkened glass to minimise any light emission and solar gain and glare for gym users. The extension has been designed to avoid any impact on the adjoining residents. The main glazing faces east away from residents. The south glazing would be set well back from the existing south elevation of the sports hall such that the existing building will block any light from shining towards Shepherds Croft dwellings. The distance from the Tongdean Lane properties and the existing natural screening of the large trees around the perimeter of the site would prevent any possible light nuisance. When the existing stadium floodlights are switched on, their light levels would mean that the impact of lighting from the fitness suite on the amenity of the neighbourhood would be minimal.
- 8.12 The other source of complaints concern larger events taking place within the stadium which are not affected by this proposal and are considered in more detail under the Retention application. In terms of considering the cumulative impact, the most popular time for using the health and fitness facilities are early evening whereas most of the larger events around the stadium such as school sports days take place during the school day. However, given that the acoustic report has established that noise levels predicted for this proposal would not

cause noise above current background levels, then any cumulative noise would be due to other events.

- 8.13 The predicted increase in trips arising from the proposal is predicted to peak at an additional 61 two way trips per hour or one per minute. There are a number of arrival and dispersal routes from Withdean Sports Complex and therefore it is considered in the Transport Assessment that traffic will quickly disperse throughout the network. It is considered that as a proportion of the total vehicle trips in any 24 hour period, the additional trips generated by this proposal would not be significantly harmful to the amenity of the neighbourhood.

Sustainable Transport:

- 8.14 Policy TR1 sets out the requirements for meeting the demands for transport arising from development and SPG4 sets out the Council's parking standards for new development. The existing floorspace for the indoor sports centre is 2803 sq m and the resultant floorspace would be 3463 sq metres or a net increase of 660 sq m. The number of gym stations would increase from 50 to 125. There would be 4 Full Time Equivalent (FTE) additional staff anticipated by the applicants if the sports centre was extended. The proposal does not provide for any additional car parking on site for users of the indoor sports centre. In accordance with SPG4, the proposed extension would require an additional disabled bay whereas the proposals do not provide any. SPG4 would require 4 additional cycle spaces for the proposal which actually proposes 16 additional cycle spaces. Together with the existing 14 spaces in front of the current main entrance, there would be 30 cycle spaces under cover of the canopy of the first floor of the extension. One additional disabled parking bay is proposed other than the two located outside the entrance which will be re-sited to make space for the cycle stand.
- 8.15 The Transport Assessment has estimated the number of trips using survey results of the existing facilities. The methodology has used worst case estimates for car use and parking demand. The peak demand for health and fitness facilities between 18.00 and 19.00 would be for 102 car parking spaces which could be accommodated in the North West car park (subject of the related application on this agenda to retain it permanently). Should there be a capacity issue at this peak time then the Park and Ride car park (145 spaces) could accommodate the surplus in the early evening.
- 8.16 Due to the north west turnstiles currently being used by the athletics clubs for ("pay and play") entrance, the demand for parking in the North West car park at peak periods is accentuated. To improve management of parking it is suggested that the north east turnstiles be used instead to encourage more dispersal of parking to the Park and Ride car park where there is ample capacity in the evenings. This would also discourage dropping off and parking on the road outside.
- 8.17 The number of additional trips generated by the proposal would peak at 61 additional two way trips per hour or one a minute. As a proportion of the total traffic flows this would be negligible. The applicants have agreed to a developer contribution to provide a double bus shelter at the bus stop serving the Park and

Ride car park together with tactile paving at all vehicular and pedestrian entrances to the site (4 in all). In addition, the applicant has agreed to carry out works to provide an improved visibility splay at the access to the North West car park with a schedule of works to be agreed by condition. The applicant has also agreed to provide clearly marked pedestrian links and routes from the site access points across the car parking areas to the indoor sports centre entrance. Details would be provided as a condition of any consent.

- 8.18 The Transport Policy Officer has considered the cumulative impact of this proposal with the related application to retain the West Stand and the North West car park on this agenda. If the football pitch was hired out to a local non-league team as was contemplated in 2011, then it was estimated that 70 parking spaces would be needed for the average football crowd or a cumulative total of 172. Again this could be accommodated on site. Should there be a one off event that resulted in the full capacity of the stadium (2300 seats) then a cumulative total demand of 1182 spaces could arise if peak demands both coincided. This could not be accommodated on site and the estimated (worst case) generated two way trips of 2160 would have a short term impact for the duration of the event.
- 8.19 The permission granted for the retention of the West Stand included a condition which required a Travel Plan to be submitted which had to include a parking management strategy including measures to be put in place whenever an event which might attract a crowd exceeding 1400 spectators (the current capacity of the North Stand). The eastern car park is currently closed but could be opened up for overflow parking or minibus and coach parking for larger events. It is considered therefore that in conjunction with other measures and conditions that would be in place, it is extremely unlikely that such a scenario as outlined above by the Transport policy officer could happen.
- 8.20 A Travel Plan has been submitted with the application. The Council's Travel Plan Coordinator has requested some amendments to include:
- Objective to reduce the carbon intensity of transport required for accessing the sports centre.
 - Consideration of utilising the iTrace Travel Plan survey software to undertake the baseline survey for staff, and subsequent annual surveys.
 - Consideration of using the council mapping layer to ensure consistency with wayfinding signage.
 - A commitment to introduce a scheme for staff via salary sacrifice to encourage bike to work.
 - Cycle Reward Scheme is a good idea in principle, but further information required about its implementation, as well as a commitment to proceed.
 - Bike Week each year should be an ongoing commitment.
 - Commitment to the trial bus ticket scheme.
 - Interest Free Loans - should be provided as standard alongside the Bike to Work scheme. Would like to see a commitment to this.
- 8.21 The applicant will amend the Travel Plan accordingly prior to the Planning Committee or the TP will be required to be resubmitted as a condition of any consent.

Sustainability:

- 8.22 The proposal is an extension to the sports centre so a BREEAM assessment is not practical as it would assess the whole building. The nature of the sports activities within the building and the nature of the spaces require mechanical air ventilation and air conditioning. As referred to above, there is also a need to avoid harm to residential amenity by noise and light pollution. The following features will be included in the design. High frequency low energy lighting internally, light fittings will be Passive Infrared (PIR) in most areas, sub metering to the treatment rooms, heat recovery methods will be used, low flush wc and flow restrictor taps, taps will have auto shut off, showers will have water saving heads, sun cool glass to the south facing elevation of the fitness suite. The Site Waste Management Plan will be to BREEAM standards as will the insulating materials. The project will be registered under the Considerate Constructors Scheme. Additional cycle parking proposed will be 4 times the requirements under SPG4.
- 8.23 In response to representations received, it would not be practical to provide solar panels or a living wall to the extension and this would not be required under SPD 08. At present the sports hall has very minimal natural light to the indoor areas but under the proposal the extended areas will benefit from the large areas of curtain wall glazing which will reduce energy consumption.

Ecology/Nature Conservation:

- 8.24 The part of the site where the proposed development would be built is currently hard surfaced and has no ecological value at all. There are very limited opportunities to provide any enhancement of the ecological value of the application site which is currently fully developed or used as car parking. The site is however heavily screened by mature trees and/or hedgerows on all sides. One objector has queried why there are no green or living walls proposed however, this would not be possible due to the large areas of glazed curtain walling. It would also be impractical to construct a living wall to the existing indoor sports centre which is metal clad and would not derive much benefit for bio-diversity given the alternative locations such as the Local Nature Reserve (LNR). It should be noted that the Retention application proposes reducing some of the car parking in the North West car park and a landscaping scheme would be required as a condition of any consent as was approved in 2011. It is not considered however that the proposal would have any effect on the LNR and would thus accord with policy NC3.

Waste Management:

- 8.25 A site waste management plan (SWMP) has been submitted with the application (albeit not a planning requirement) and has been reviewed by the Strategic Planning Officer (Waste) and found to be compliant with the 2008 SWMP Regulations. It is considered therefore that the proposal is compliant with policy SU13 of the Local Plan and policies in the Waste Local Plan.

Other Considerations:

- 8.26 There are no additional considerations to those considered above in this report.

9 CONCLUSION

- 9.1 The principle of the proposed development to improve the health and fitness facilities on this site is acceptable and appropriate and accords with Policy SR22. The design of the extension will enhance the appearance of the existing sports hall and the appearance of the site. It would have no impact on the adjoining residential occupiers due to overshadowing, loss of outlook or daylight. The design of the extension and the acoustic measures proposed would not result in any significant impact on residential amenity.
- 9.2 The increase in activity and visitors to the sports centre can be accommodated within the existing transport infrastructure. There is capacity within the existing car parks on site to meet day to day demand and there is provision in related travel plans for the other sports facilities on site to manage occasional larger events. The Travel Plan would make provision for encouraging sustainable transport and other measures required by the sustainable contribution would encourage and improve facilities for pedestrians and public transport users. The increase in transport movements is not considered to be such that the overall transport movements in the area would have a significantly harmful impact on the amenity of the area.

10 EQUALITIES

- 10.1 The development would provide improved space for activities within the development and circulation around the facilities including the enlarged changing rooms will benefit people with mobility issues and wheelchair users and encourage greater participation in physical activity. An additional disabled parking space is provided at the main entrance. The measures around the site to provide improved pedestrian access across car parks, tactile paving across vehicle crossing points would improve accessibility around the Withdean Sports Complex.

11 PLANNING OBLIGATION / CONDITIONS / INFORMATIVES

11.1 S106 Planning Obligation:

- To secure a contribution towards sustainable transport measures which are a double bus shelter and tactile paving at 4 access points to the site.

11.2 Regulatory Conditions:

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.
- 2) The development hereby permitted shall be carried out in accordance with the approved drawings listed below.
Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location Plan	001		04.09.12
Block Plan	002		04.09.12

PLANS LIST – 21 NOVEMBER 2012

Floor plans existing	003		04.09.12
Roof plan proposed	004		04.09.12
Elevations existing1	005		04.09.12
Elevations existing2	006		04.09.12
External works existing	007		04.09.12
L.Ground Floor Plan	111		25.09.12
Ground Floor Plan	012		04.09.12
First Floor Plan	013		04.09.12
Roof plan proposed	014		25.09.12
Proposed elevations 1	015		04.09.12
Proposed elevations 1	016		25.09.12
Proposed elevations 1	017		25.09.12
LGF Squash to studio conversion	169		30.10.12
Studio 2 G013	189		30.10.12
3D Views	050		04.09.12
3D Views	051		04.09.12
3D Views	052		04.09.12
3D Views	053		04.09.12
3D Views	054		04.09.12
3D Views	055		04.09.12
External Works Proposed	700	Rev C	05.11.12
Drainage Layout	8703 24 50	Rev B	04.09.12

11.3 Pre-Commencement Conditions:

3. No construction of cladding or external materials shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.BH05.05A BREEAM OR BH05.06A OR BH.05.09A

11.4 Pre-occupation conditions:

4. The development hereby permitted shall not be occupied until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

5. The development hereby permitted shall not be occupied until details of a scheme to improve the visibility splay at the vehicular entrance to the North West car park together with marked pedestrian routes across the site and

tactile paving at the steps from the North West car park to the indoor sports centre entrance shall have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To improve the safety of vehicular and pedestrian movements in and out of and across the site and to comply with policies TR7 and TR8 of the Brighton & Hove Local Plan.

11.5 Informatives:

1. This decision to grant Planning Permission has been taken:
 - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, including Supplementary Planning Guidance and Supplementary Planning Documents: (Please see section 7 of the report for the full list); and
 - (ii) for the following reasons:-

The principle of the proposed development to improve the health and fitness facilities on this site is acceptable and appropriate and accords with Policy SR22. The design of the extension is considered to be acceptable. The impact of the development on the amenity of residents and the character of the area would be acceptable.

The proposal would provide for the travel demands it creates and would encourage the use of sustainable means of transport.
2. The applicant should be aware that approval of this application does not prevent future complaints in regards to noise and light being investigated under the Environmental Protection Act 1990.
3. The applicant is advised that new legislation on Site Waste Management Plans (SWMP) was introduced on 6 April 2008 in the form of Site Waste Management Plans Regulations 2008. As a result, it is now a legal requirement for all construction projects in England over £300,000 (3+ housing units (new build), 11+ housing units (conversion) or over 200sq m non-residential floorspace (new build)) to have a SWMP, with a more detailed plan required for projects over £500,000. Further details can be found on the following websites:
www.netregs.gov.uk/netregs/businesses/construction/62359.aspx and
www.wrap.org.uk/construction/tools_and_guidance/site_waste_2.html

BH2012/02766 Withdean Sports Complex, Tongdean Lane, Brighton

