



## COMMITTEE REPORT

**Item Number:**

**Application Number:** S/18/1394/TB

**Ward:** Rodbourne Cheney

**Parish:**

Central Swindon North

**Proposal:** Erection of new pavilion, installation of cycling closed road circuit, BMX track, full size 3G artificial grass pitch, improvements to access routes and car park, and refurbishment and enhancement of existing recreation ground.

**Site Location:** Moredon Recreation Ground, Cheney Manor Industrial Estate, Cheney Manor

**Case Officer:** Tom Buxton (Tel.: 01793 466240 E-mail: [tbuxton@swindon.gov.uk](mailto:tbuxton@swindon.gov.uk))

**Agent:**

Mr David James  
Swindon Borough Council  
Wat Tyler House  
Beckhampton Street  
Swindon  
SN1 2JH

**Applicant**

Mrs Kathy Sheratt  
Swindon Borough Council

### Officers Report

Summary of Recommendation:

1 Planning permission be GRANTED.

The Proposal:

2 This application seeks full planning permission for the redevelopment of the Moredon Recreation Ground to create a multi-use sports hub. The proposals include the erection of a new pavilion building to provide modern changing facilities, a closed circuit cycle track, a BMX 'pump' track, a full sized all-weather pitch (3G), amendments to existing grass football and cricket pitches/wickets, new car park facilities and associated landscaping. It is also proposed that the existing croquet pitches be retained.

The Site and Surroundings:

4 The site is the Moredon Recreation Ground and is approximately 15 hectares in size. The site currently accommodates 4 grass football pitches, 2 cricket wickets, croquet pitches, a model car club, a pavilion and ancillary storage building as well as car parking facilities. The site also includes areas of concrete slabs from a demolished school to the north west corner.

5 Immediately to the north of the site is open space and the Austradius brook, beyond which is Akers Way and residential development. Immediately to the west is Nova Hreod School and to the south and south east is Cheney Manor Industrial Estate.

Representations:

- 6 Neighbours:  
No representations received.
- 7 Highways:  
No objections subject to suggested conditions.
- 8 LLFA:  
No objections subject to conditions.
- 9 Rights of Way Officer:  
No Objections received
- 10 Ecologist:  
Recommendations made regarding species protection and net biodiversity gain. A great crested newt survey and impact assessment is required.

NB the great crested newt survey and impact assessment has since been supplied.

- 11 County Archaeologist:  
No objections raised subject to conditions.
- 12 Sport England:  
No objections subject to suggested conditions.
- 13 Crime Prevention Design Advisor:  
Request for lux plans to assess the lighting spread. However, note from the lighting plan given that there is no lighting in the middle of the cycling proficiency area. This would leave the centre of this area dark and provide hiding places. I would ask for lighting to be placed in this area for safety and security of the users.  
Could not find anything relating to the safety and security of the users of the facilities or their property in submission.
- 14 Parish Council:  
Whilst the Parish Council raise no formal objections they would echo the concerns of the Crime Officer and Rights of Way Manager re: lighting and the development effects on public rights of way and locations of footpaths.  
It was also noted that no details have been provided re: the types of fencing to be installed. The Parish Council would ask that is ensured that any fencing is cyclist friendly.

#### Planning Considerations:

- 15 The main relevant considerations are the principle of the development, the impact upon the character of the area and highway safety. Of relevance to the determination of the application are Policies SD1, SD2, DE1, CM2, CM4, EN3, EN4, EN6 and TR2 of the adopted Swindon Borough Local Plan (SBLP) and the National Planning Policy Framework.

#### Principle:

- 16 The proposed development falls within Swindon's urban area in a sustainable location in compliance with relevant parts of Policies SD1 and SD2 of the adopted SBLP.
- 17 The majority of the site is classified as open space to which Policy EN3 of the

adopted SBLP applies. The only part that does not fall within this designation is the site of the former school to the north west corner of the site. As the proposed development proposes to retain and enhance the open space on site (with the only building works being the pavilion which is directly related to the use of the open space) it is compliant with the aims of Policy EN3. The former school site to the north west corner is not allocated with the adopted SBLP but is deemed to be classified as previously developed land. The NPPF is supportive of the re-use of brownfield land.

18 Policy CM2 of the adopted SBLP seeks to promote active, healthy and safe lifestyles through (amongst other things): the provision of open space, sports and leisure facilities and the protection and improvement in the stock of playing pitches. The policy also seeks that in order to meet demand and promote sporting participation: measures to increase the capacity and quality of existing sports centres and the co-location of sports centres with schools will be enabled. In this case the proposal seeks to not only retain but greatly enhance existing open space and sports and leisure facilities with the potential for them to be utilised by the adjacent school (as well as the general public). The proposal seeks to achieve a modern multi-use sports hub and is therefore in compliance with Policy CM2.

19 Policy CM4 of the adopted SBLP deals with the maintaining and enhancing of community facilities (open space and leisure facilities are classified as being community facilities). As above, the proposal seeks to retain and enhance the facilities and on the basis that the site is located within an existing settlement and is/will be accessible to all members of the community the development complies with Policy CM4.

20 In summary to the above it is deemed that the principle of the development is acceptable.

#### Impact Upon Area:

21 The built form proposed in this application is limited to the pavilion building which will be located towards the south east part of the site. Whilst it will extend up to a height of up to 9.5 metres this is not considered to be unreasonable in the context of such a large site and with the backdrop of larger industrial buildings to the south and east. The building will not appear out of character and will thus not harm the visual amenity of the area. The other 'built form' proposed is the fencing and lighting to the new 3G pitch and the lighting of the cycle track and car park. The dark green metal fencing to the 3G pitch would be 4.6 metres in height and the associated lighting columns would be 15 metres in height. This arrangement is not uncommon for such an all-weather type of sports facility and bearing in mind this is an existing leisure site plus that it is located to the south of the site, near to industrial buildings it is considered that it will cause no harm to the character of the area in compliance with Policy DE1 of the adopted SBLP. The lower lighting columns to the cycle track and car park (8m and 6m respectively) will also not cause harm as this is an existing urban area where one would expect to find such features.

22 The proposed development is located some distance from residential properties with the nearest being beyond open space and Akers Way to the north. Whilst the lighting of the cycle track and 3G pitch will allow for their use after dark this will not be during unsocial hours and will be conditioned as such. It is deemed that any increased noise and light from the intensification of use on the site will not cause any unacceptable impact upon residential amenity in compliance with Policy DE1 of the adopted SBLP.

#### Highways:

23 The car park is being improved as part of the application with the layout amended with an increase in spaces from 105 as existing to 150 spaces. This is expected to accommodate the proposed level of use, based on the arrival and departure profiles of the trip generation. It is also noted that there is a landscaped overflow car park providing additional car parking spaces, if/when events require it.

24 As a consequence of the upgrade of facilities on site plus the provision of new facilities it is highly likely that there will be an increase in vehicle trips. As a result the application proposes that the existing highway access (from Cheney Manor Industrial Estate Road) be upgraded to comprise a 3m wide shared footway/cycleway and a 6m wide carriageway. The Highway Officer is satisfied that the proposed access is suitable to serve the development and that sufficient car parking will be provided. The development will thus not relate in a highway related harm in compliance with Policy TR2 of the adopted SBLP.

25 A public right of way currently exists across the site (at present over the playing fields). The application proposes to re-direct this to along the western boundary of the site.

#### Other:

26 The application is supported by a Biodiversity Survey & Report, a Bat Survey, Extended Phase 1 Habitat Survey, a Reptile Survey and a Great Crested Newt (GCN) Survey. The Council's Ecologist has reviewed these documents (with the exception of GCN Survey which was requested by him) and subject to the conditioning of recommendations is satisfied. Whilst the GCN survey observed the presence of newts in several nearby ponds none of these are within the site (whilst the survey suggests one of the ponds is in the site this is no longer the case as the planning application has a smaller site area than was surveyed). The nearest of the ponds is beyond the south west corner of the site with the only works proposed to this corner being the re-alignment of existing grass pitches and some minor footpath works. The report concludes that there is no need for any further studies but sets out a number of recommendations and suggested enhancements to be followed. The above combined with recommendations set out by the Council's Ecologists means that the proposal will satisfy Policy EN4 of the adopted SBLP.

27 The County Archaeologist has advised that whilst there are archaeological remains within the site, given the restricted impact of the proposals there is no need for full scale evaluation trenching across. The details of the proposal are such that most areas of known archaeological interest can be preserved as little of no ground disturbance is proposed. Other areas will need to be subject to a programme of archaeological monitoring though. This will be secured by condition as will the need for construction activities such as footpaths and the proposed BMX track are built up rather than dug in.

28 The LLFA have raised no objections to the development subject to suggested conditions and hence officers are satisfied that there will be no flooding issues in compliance with Policy EN6 of the adopted SBLP.

29 With regard to the comments raised by the Crime Prevention Design Advisor and Parish Council that have not already been covered above the following is noted. It is not felt that the lack of lighting to the centre of part of the cycle track would lead to unacceptable harm in terms of crime or fear of crime. Having noted this though the specifics of lighting across the site will be conditioned to ensure acceptability. The detail of the types of fencing

proposed will be conditioned and lastly it is felt that sufficient detail has been supplied to allow for an adequate assessment of the application.

#### Concluding Comments:

30 The proposed development is acceptable in principle and will result in no harm being caused to the character of the area or in terms of highway safety. The development is compliant with Policies SD1, SD2, DE1, CM2, CM4, EN3, EN4, EN6 and TR2 of the adopted Swindon Borough Local Plan (SBLP) and the National Planning Policy Framework.

#### Recommendation

31 That planning permission be GRANTED.

## Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990.

2. This approval shall be in respect of drawings: RC.02 PL003, RC.02 PL004 A and RC.02 PL006 received by the Local Planning Authority on 24th August 2018, drawing number RC.02 PL007 received on 27th September 2018, drawing numbers RC.02 PL001 B, RC.02 PL005 A and RC.02 PL005.2 received on 9th October 2018 and drawing number RC.02 PL008 received on 15th October 2018.

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

3. Prior to the development hereby permitted becoming operational a plan indicating the positions, design, materials and type of boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. This boundary treatment shall be implemented in accordance with a timetable that has first been submitted to and agreed in writing with the Local Planning Authority, and shall be retained in the approved form for so long as the development hereby permitted remains on the site.

Reason: In the interests of the amenities of the area.

4. Notwithstanding the approved plans prior to the development hereby permitted becoming operational full details of external lighting of the site (including hours of illumination) shall have first been submitted to and approved in writing by the Local Planning Authority. The lighting shall be carried out and operated only in accordance with the approved details.

Reason: In the interests of the amenities of the area.

5. Prior to the removal or planting of any trees on site, a scheme of landscaping to include a planting schedule and time table of works, shall have first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the positions, species of all existing trees and hedgerows on the land, detailing those to be retained, together with measures for their protection during development. The approved scheme shall be implemented as per the approved timetable.

Any tree or shrub planted in accordance with the scheme which is removed, dies or becomes diseased within a period of five years from first being planted, shall be replaced by one of a similar size and the same species.

Reason: To ensure the appearance of the development is satisfactory and to safeguard archaeology.

6. Prior to the occupation of the development hereby permitted, the vehicular, pedestrian and cycle access shall be laid out and constructed in accordance with the submitted plan [drawing no. RC.02 PL001 Rev A.] and with the area within at least 15m of the carriageway edge of the public road surfaced in bound material, and shall be maintained thereafter.

Reason: To reduce potential highway impact by ensuring the access is suitably laid out and constructed.

7. The development hereby permitted shall not be occupied until the vehicular parking and turning and loading/unloading have been provided in accordance with the submitted plan [drawing no. RC.02 PL001 Rev A.], and those facilities shall be maintained available for those purposes thereafter.

Reason: To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site

8. Prior to the development being brought into use, details of electric car charging points shall be submitted to and approved in writing by the Local Planning Authority and no occupation of the development shall occur until the approved details have been completed and thereafter maintained.

Reason: To ensure that the opportunities for sustainable transport modes have been taken up.

9. The development hereby permitted shall not be occupied until secure and sheltered cycle storage facilities has been made available in accordance with details to be submitted to and approved in writing by the LPA in accordance with SBCs Parking Standards, and thereafter maintained.

Reason: To promote and encourage sustainable transport and travel

10. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. specify point of construction access and access route to the site;
- iii. provide for the parking of vehicles of site operatives and visitors;
- iv. provide for the loading and unloading of plant and materials;
- v. provide for the storage of plant and materials used in constructing the development;
- vi. provide for wheel washing facilities;
- vii. specify the intended hours of construction operations;
- viii. measures to control the emission of dust and dirt during construction

Reason: To reduce the potential impact on the public highway during the site preparation and construction phase(s) of development

11. A programme of archaeological monitoring and recording shall be secured for all areas of the development where ground works are proposed.

Reason: To safeguard archaeology.

12. Prior to any works taking place in archaeologically sensitive parts of the site (these being the south west corner of the site, the western part of the site and the part to the south of the croquet pitches as indicated in the Archaeology Survey) an archaeology management plan for those works shall have first been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the management plan.

Reason: To safeguard archaeology.

13. Prior to the demolition of the ancillary storage building and any external works taking place regarding the pavilion building a dusk survey for bats shall be carried out and submitted to the Local Planning Authority.

Reason: To safeguard protected species and to inform any protected species license application.

14. Any vegetation clearance/removal shall be carried out in accordance with the recommendations set out in the Extended Phase 1 Habitat Survey.

Reason: To safeguard wildlife.

15. Prior to the occupation of the development twenty bird nest boxes of a variety of types shall be erected around the site.

Reason: To improve nesting opportunities for birds and result in biodiversity enhancements.

16. Development shall not begin until a surface water drainage scheme for the site, in accordance with the approved drainage strategy 'Drainage Strategy - Moredon Sports Hub, Revision 1', has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include, but not be limited to:

- o Evidence that the proposed flows from the site will discharge at or below greenfield runoff rates, or as close as practical for any areas that have been previously developed;
- o Details of how the drainage scheme has incorporated SuDS techniques to manage water quantity and maintain water quality in accordance with best practice guidance including the latest SuDS Manual C753;
- o Detailed drainage plan showing the location of the proposed SuDS and drainage network with exceedance flow routes clearly identified;
- o Details to demonstrate the SuDS Scheme has been designed in accordance with best practice guidance including the latest SuDS Manual C753;
- o General arrangement, which should be coordinated with the landscape proposals and the masterplan;
- o Manhole Schedules;
- o Detailed drainage calculations for all rainfall events up to and including the 1 in 100 year plus climate change to demonstrate that all SuDS features and the drainage network can cater for the critical storm event for its lifetime;
- o Details of how the scheme shall be maintained and managed after completion;
- o Any drainage systems offered for adoption will be designed to Sewers for Adoption 7th edition and/or SBC standards as part of the detailed design and relevant technical approval processes.

Reason: To prevent flooding.

17. The playing fields and pitches shall be constructed and laid out in accordance with the planning application S /18/1394, and Drawing No. RC.2 PL001 and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011) and the Croquet Association's design guidance, ECB design guidance and Football Foundation's Design Guidance, and shall be made available for use before first use of the development hereby permitted.

Reason: To ensure the quality of pitches is satisfactory and they are available for use before development of the Artificial Grass Pitch.

18. No development shall commence until details of the design and layout of the pavilion, the closed road track, the BMX track, and Artificial Grass Pitch have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The pavilion, the closed road track, the BMX track, the Artificial Grass Pitch shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable

## Informatives

1. The proposed development will require works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the Local Highway Authority before commencing works on the development.

TransportDevelopment@Swindon.gov.uk

2. The grant of planning permission does not permit any changes, alterations, obstructions, diversions, closures or additional use by motor vehicles of any public rights of way affected by the proposal, the developer is required to contact the Council's public rights of way team for permission prior to undertaking any works.

3. In addition to this consent, the developer will require Local Highway Authority approval in connection with the Public Right of Way. The Applicant is required to obtain this approval before works commence, and is therefore recommended to contact Swindon Borough Council's Highway Infrastructure Asset Management Department in this respect as soon as possible.

4. CIL Liable Development: This development constitutes Community Infrastructure Levy (CIL) liable development. CIL is a mandatory financial charge on development. For more information on CIL visit [www.swindon.gov.uk/cil](http://www.swindon.gov.uk/cil) or telephone the SBC CIL Team on 01793 466289 or 466397 or email [cil@swindon.gov.uk](mailto:cil@swindon.gov.uk). To avoid additional financial penalties the requirements of the impact of CIL must be managed before development is commenced and subsequently payment made in accordance with the requirements of the CIL Demand Notice issued. Information on possible exemptions that may be capable of being applied for can be found at:

[https://www.planningportal.co.uk/info/200126/applications/70/community\\_infrastructure\\_levy](https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy) and <https://www.gov.uk/guidance/community-infrastructure-levy>. CIL remains relevant in the event that planning permission is allowed by Planning Appeal.



5. The applicant/developer should be mindful of the recommendations/suggested enhancements set out in the Bat Emergence & Bat Activity Report when submitting details in relation to condition 4.

6. The applicant/developer should be mindful of the recommendations/suggested enhancements set out in the Extended Phase 1 Habitat Survey when submitting details in relation to condition 5.

7. The applicant/developer should familiarise themselves with the recommendations set out in the Extended Phase 1 Habitat Survey, Great Crested Newt Survey, Reptile Survey and Bat Emergence & Bat Activity Survey prior to commencing works on site.

8. The applicant is advised that the design and layout of the 3G pitch should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. The applicant is also advised that the pitch should be tested in accordance with The FA standard code of rules and be registered on the FA Register for 3G Football Turf Pitches.

End of Report