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TOWN AND COUNTRY PLANNING ACT, ORDERS AND REGULATIONS

**NOTICE OF FULL PLANNING PERMISSION**

**APPLICATION NO:** 12/01617/FULLS  
**PROPOSAL:** Demolition of existing and erection of new pavilion  
**LOCATION:** Braishfield Recreation Ground, Braishfield Road, Braishfield  
**DATE REGISTERED:** 16.08.2012

In pursuance of its powers under the above mentioned Act the Council, as local planning authority, hereby grants full planning permission for the above development in accordance with the approved plans listed below and subject also to due compliance with all conditions and notes specified hereunder:

Approved Plans:

Existing Elevations - Plan Ref no. 914-5 - 16/08/12  
Site Location Plan - Plan Ref no. 914-1 - 16/08/12  
Existing Floor Plans - Plan Ref no. 914-2 - 16/08/12  
Proposed Site Plan - Plan Ref no. 914-3 - 16/08/12  
Composite Plan - Proposed - Plan Ref no. 914-4 - 16/08/12

01. The development hereby permitted shall be begun within three years from the date of this permission.  
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
02. The development hereby permitted shall be carried out in accordance with the following submitted plans: 914-1, 914-2, 914-3, 914-4 and 914-5.  
Reason: in order to ensure a comprehensive and appropriate form of development in accordance with Test Valley Borough Local Plan (June 2006).

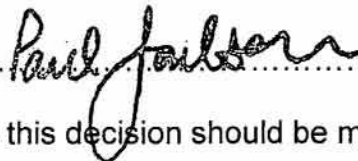
03. No development shall take place until samples and details of the materials to be used in the construction of all external surfaces hereby permitted (including windows and doors) have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.  
Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Local Plan 2006 policy DES07.

Note(s) to applicant:

01. The decision to grant planning permission has been taken because the development is in accordance with the development plan and would have no significant impact on the character and appearance of the area or the residential amenities of the occupants of adjacent dwellings. This informative is only intended as a summary of the reason for the grant of planning permission. For further details on the decision please see the application report which is available from the Planning and Building Service.
02. The following policies in the Development Plans are relevant to this decision: Test Valley Borough Local Plan 2006 - Policies; SET 03, ESN 23, ENV 15, DES 01, DES 05, DES 06, DES 07 and DES 08.
03. Please ensure that all development/works complies with the approved plans. Any changes must be advised and agreed in writing with the Local Planning Authority before they are carried out. This may require the submission of a new planning application. Failure to do so may result in enforcement action/prosecution.

Paul Jackson

Head of Planning and Building.



Date: .....11 OCT 2012..

All enquiries relating to this decision should be made to the above address.

**IMPORTANT NOTE:** You are strongly advised to carefully read the attached notes.



## Application for Planning Permission and conservation area consent for demolition in a conservation area.

### Town and Country Planning Act 1990

### Planning (Listed Building and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting [www.planningportal.gov.uk/apply](http://www.planningportal.gov.uk/apply)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

#### 1. Applicant Name and Address

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

#### 2. Agent Name and Address

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

#### 3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

DEMOLITION OF EXISTING AND ERECTION OF NEW PAVILION

Has the building, work or change of use already started?  Yes  No

If Yes, please state the date when building, works or use were started (DD/MM/YYYY):   
(date must be pre-application submission)

Has the building, work or change of use been completed?  Yes  No

If Yes, please state the date when the building, work or change of use was completed (DD/MM/YYYY):   
(date must be pre-application submission)

#### 4. Site Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference.  
(must be completed if postcode is not known):

Easting:  Northing:

Description:

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):   
(must be pre-application submission)

Details of pre-application advice received?

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Are there any new public roads to be provided within the site?  Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?  Yes  No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

If Yes, please provide details:

AS EXISTING

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

If Yes, please provide details:

AS EXISTING

#### 8. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

Do any of these statements apply to you?  Yes  No

If Yes, please provide details of the name, relationship and role

### 9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

NEW PAVILION TO BE CONSTRUCTED OVER FOOTPRINT OF EXISTING.

### 10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		NATURAL CEDAR BOARDING	<input type="checkbox"/>	<input type="checkbox"/>
Roof		GREY PROFILED FIBRE CEMENT SHEETING	<input type="checkbox"/>	<input type="checkbox"/>
Windows		WHITE UPV	<input type="checkbox"/>	<input type="checkbox"/>
Doors		PAINTED STEEL	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)		N/A	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing		N/A	<input type="checkbox"/>	<input type="checkbox"/>
Lighting		N/A	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify)		N/A	<input type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes

No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

914-5

### 11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	30 APPROX	30 APPROX	0
Light goods vehicles/ public carrier vehicles	N/A	N/A	
Motorcycles	N/A	N/A	
Disability spaces	N/A	N/A	
Cycle spaces	N/A	N/A	
Other (e.g. Bus)	N/A	N/A	
Other (e.g. Bus)	N/A	N/A	

## 12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer  Cess pit  
 Septic tank  Other  
 Package treatment plant

Are you proposing to connect to the existing drainage system?  Yes  No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

EXISTING SYSTEM TO BE  
RE-USED  
SEE PLAN 914-3

## 13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes  No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

How will surface water be disposed of?

- Sustainable drainage system  Existing watercourse  
 Soakaway  Pond/lake  
 Main sewer

## 14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

## 15. Existing Use

Please describe the current use of the site:

PAVILION

Is the site currently vacant?  Yes  No

If Yes, please describe the last use of the site:

When did this use end (if known)?  
(DD/MM/YYYY):

Does the proposal involve any of the following?  
If yes, you will need to submit an appropriate contamination assessment with your application.

- Land which is known to be contaminated?  Yes  No  
Land where contamination is suspected for all or part of the site?  Yes  No  
A proposed use that would be particularly vulnerable to the presence of contamination?  Yes  No

## 16. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

## 17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?  Yes  No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste



### 18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?  
If Yes, please complete details of the changes in the tables below:

Yes

No

#### Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
<b>Totals (a+b+c+d+e+f+g)=</b>							<b>A</b>

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
<b>Totals (a+b+c+d+e+f+g)=</b>							<b>B</b>

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
<b>Totals (a+b+c+d+e+f+g)=</b>							<b>C</b>

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
<b>Totals (a+b+c+d+e+f+g)=</b>							<b>D</b>

**Total proposed residential units (A+B+C+D)=**

#### Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
<b>Totals (a+b+c+d+e+f+g)=</b>							<b>E</b>

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
<b>Totals (a+b+c+d+e+f+g)=</b>							<b>F</b>

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
<b>Totals (a+b+c+d+e+f+g)=</b>							<b>G</b>

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
<b>Totals (a+b+c+d+e+f+g)=</b>							<b>H</b>

**Total existing residential units (E+F+G+H)=**

**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):**

**N/A**

### 19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes

No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>				
Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>				
Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
Light industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
General industrial	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input type="checkbox"/>				
Hotels and halls of residence	<input type="checkbox"/>				
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input checked="" type="checkbox"/>	97.2	97.2	108.0	10.8
PAVILION					
Please specify	<input type="checkbox"/>				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please specify		<input type="checkbox"/>			

### 20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	N/A		
Proposed employees			

### 21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
	N/A			

### 22. Site Area

Please state the site area in hectares (ha)

0.01



### 23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development?  Yes  No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational through put in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

### 24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below?  Yes  No  Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	<input type="text"/>	Ethylene oxide (tonnes)	<input type="text"/>	Phosgene (tonnes)	<input type="text"/>
Ammonia (tonnes)	<input type="text"/>	Hydrogen cyanide (tonnes)	<input type="text"/>	Sulphur dioxide (tonnes)	<input type="text"/>
Bromine (tonnes)	<input type="text"/>	Liquid oxygen (tonnes)	<input type="text"/>	Flour (tonnes)	<input type="text"/>
Chlorine (tonnes)	<input type="text"/>	Liquid petroleum gas (tonnes)	<input type="text"/>	Refined white sugar (tonnes)	<input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

**25. Ownership Certificates**

One certificate A, B, C, or D must be completed, together with the Agricultural Holdings Certificate with this application form

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A**

**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

<input type="text"/>	<input type="text"/>	<input type="text"/>
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**CERTIFICATE OF OWNERSHIP - CERTIFICATE B**

**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
BRACKFIELD FOOTBALL CLUB	C/O HOLLY TREE HOUSE, SANDY LANE, ROMSEY	13/8/2012

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

<input type="text"/>	<input type="text"/>	13/8/2012
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**CERTIFICATE OF OWNERSHIP - CERTIFICATE C**

**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

--

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

<input type="text"/>	<input type="text"/>	<input type="text"/>
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**25. Ownership Certificates (continued)**

**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**26. Agricultural Land Declaration**

**AGRICULTURAL LAND DECLARATION**

**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**  
Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

13/8/2012

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**27. Planning Application Requirements - Checklist**

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

- The correct fee:

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

- The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

- The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

- The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):

**28. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

**29. Applicant Contact Details**

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address (optional):

**30. Agent Contact Details**

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address (optional):

**31. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*

Agent  Applicant  Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

DEMOLITION OF EXISTING AND ERECTION OF REPLACEMENT PAVILION  
BRAISHFIELD RECREATION GROUND  
COMMON HILL ROAD  
ROMSEY  
SO51 0QF



**DESIGN AND ACCESS STATEMENT**

**RTA Ltd**  
Boldrewood  
Boldre Lane  
Boldre  
HANTS SO41 8PA

Tel: 01590 678 666  
Fax: 05600 493 386

June 2012



## 1. Introduction

1. The existing pavilion at Braishfield Recreation Ground has deteriorated to the point it is no longer useable.
2. It is proposed to replace it, in situ, with a new lightweight structure erected on top of the existing concrete base. (Subject to a minor extension to the west). In addition to serving the village football club, the pavilion is designed to meet the wider requirements of the village community than does the existing structure.
3. The application plans are:

1. 914-01	Site location plan	1:1250
2. 914-02	Existing site plan	1:200
3. 914-03	Proposed site plan	1:200
4. 914-04	Proposed plans and elevations	1:100
5. 914-05	Existing plan and elevations	1:100 approx

4. If further information is required it will be provided on request.

## 2. The site and its context

1. Braishfield Recreation Ground is within the Braishfield Conservation Area.
2. The pavilion sits in the southern apex of the Recreation Ground, adjacent to Common Hill Road and the Braishfield Primary School.
3. It sits partially under the canopy of three mature trees, a beech, a horse chestnut and a copper beech, the location of each of which is identified on, inter alia, plan 914-02. The existing pavilion is a light weight timber structure on a substantial reinforced concrete raft.
4. There are deep drain runs around the building the positions of which are also shown on plan 914-02.
5. Site photographs are at RTA-2.

## 3. Description

1. The form of the building is largely dictated by the proximity to, and the need to protect the mature trees to the south east of the existing pavilion. This requires the existing slab and drainage runs to be re-used, and the height of the building beneath the tree canopy to be restricted.
2. Within these fundamental constraints, the pavilion has been designed to convey a more solid "agricultural", aesthetic than the existing building.
3. It will have a grey profiled fibre cement roof, and preserved cedar ship-lap boarded elevations. Joinery will generally be in white upvc although for security reasons it is envisaged that primary doors will be painted steel. Because its form is pre-determined by the identified



constraints, the quality of the building will lie principally in the integrity of its detailing.

4. The layout of the building will accommodate more uses than does the existing. It has been arranged specifically to provide fully sex-separated changing facilities and a flexible-use common area in order to permit its use by, inter alia, pupils of the adjoining primary school.

#### **4. Impact on the character and appearance of the Braishfield Conservation Area (BCA)**

1. The proposed building exhibits higher design standards than does the existing. (Notwithstanding its poor condition).
2. It respects the existing trees which are an important component of the character of the recreation ground and the BCA.
3. It will improve the quality of the BCA, particularly when compared with the unsightly effects of the existing derelict pavilion.

#### **5. Residential Amenity and Highways**

1. The proposal is tantamount to a facsimile replacement of the existing pavilion. It will not impose any additional impact on either interest.

#### **6. Drainage**

1. The site is served by an existing foul sewer.
2. The proposal re-uses (subject to local amendments to the north of the building) the existing drainage system.

#### **7. Arboriculture**

1. The proposal has been carefully tailored to ensure that it imposes no additional stress on the mature trees to the south east. No new excavations are proposed within the TPZs, and the proposal does not extend significantly into the canopy of the existing trees compared with the existing pavilion.
2. Nonetheless, full arboricultural advice has been sought and the response of Mark Hinsley is appended to this Statement (RTA-3).

#### **8. Biodiversity**

1. The proposal has no impact upon the biodiversity of the site nor the recreation ground.

#### **9. Accessibility**

1. The development makes appropriate provision for the disabled. It meets the requirements of the Disability Discrimination Act (DDA) 1995 and part M of the Building Regulations.

2. It complies with the latest legislation and good practice on accessibility, and in this respect, is a significant improvement on the existing pavilion, which is lacking in all relevant respects.

#### **10. Sustainability**

1. The proposal meets an existing fundamental community need, and is intended better to serve local residents through its increased flexibility of use. To that extent it is an inherently sustainable constituent of the village facilities.
2. It will meet all relevant Building Regulation requirements, including those intended to reduce its carbon emissions.
3. In this respect, again, it is a massive improvement over the existing building.
4. The proposal has been funded by concerted community efforts and, because it is self evidently far more sustainable than the building it replaces, and will meet all appropriate Building Regulation standards, it is not intended to produce an expensive Sustainability Statement.

#### **11. Crime and Disorder**

1. The proposal will conform to the detailed recommendations of Secure by Design, but is otherwise neutral in respect of site access, surveillance, lighting, landscaping and car parking.

#### **12. Statement of Community Involvement**

1. The proposal has been the subject of a comprehensive community consultation. Details of it were distributed (by the Football Club) to each household in the Parish, the Parish Council, the Village Association and the school. A copy of the consultation is at appendix 1 of this Statement.
2. 37 responses were received, each of them positive. No objections were received.

#### **13. Conclusion**

1. This application is the culmination of a concentrated community fund-raising effort. It reflects the views and enjoys the broad support of the community it is intended to serve.
2. It complies with the provisions of the development plan and there are no material considerations which suggest it should be determined other than in accordance with the plan.
3. If further information is required it will be provided on request.

**RTA Ltd**

**June 2012**

Replacement Pavillion  
Braishfield Recreation Ground

RTA-2



Fig.1 The existing pavilion from the north west.



Fig.2 The existing pavilion from the north east.



Fig.3 Copper beech tree to rear (south) of the existing pavilion.



Fig.4

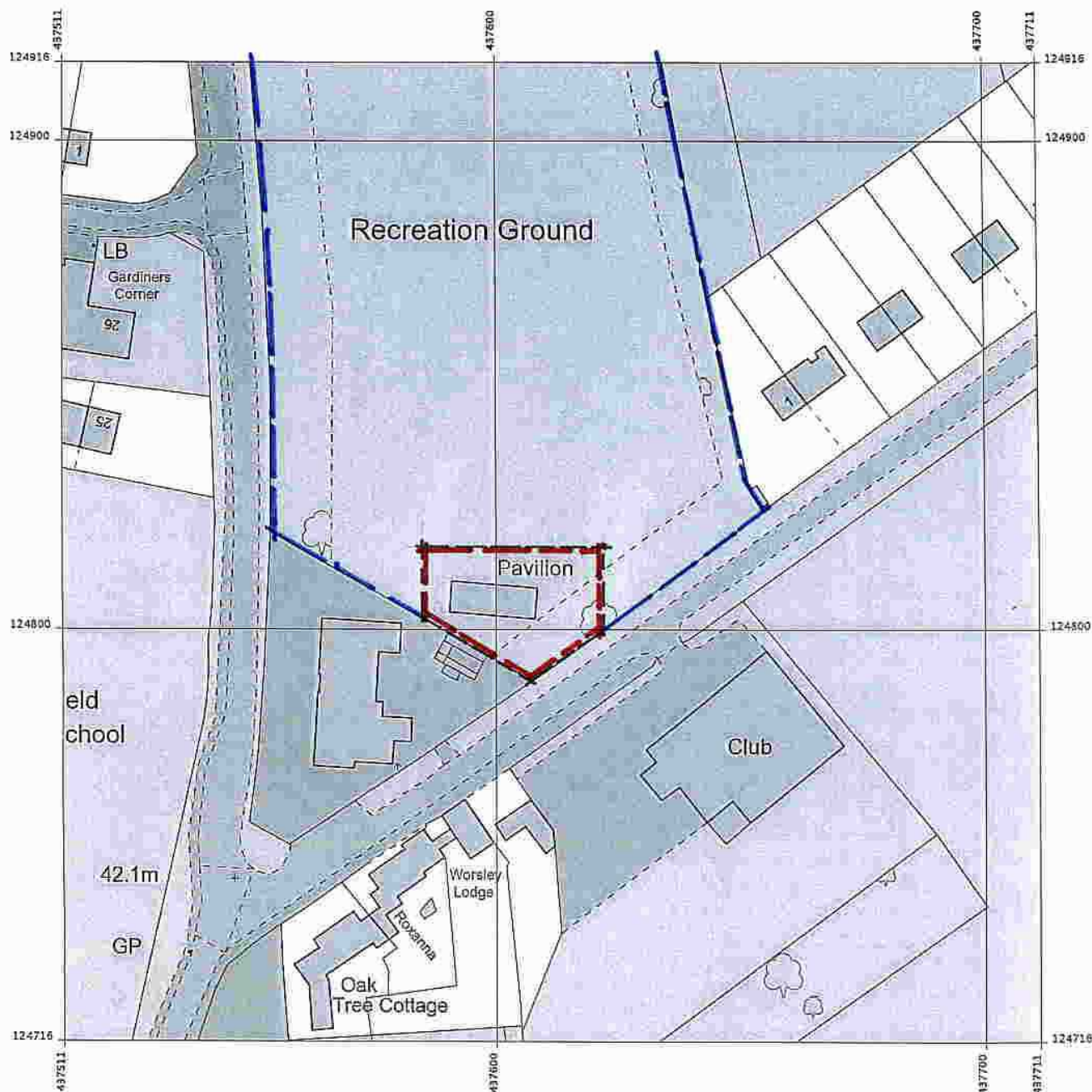


Fig.5 The west elevation of the existing pavilion.



Fig.6 The existing pavilion is set against a heavily tree'd background, which strongly influences the form of its replacement.

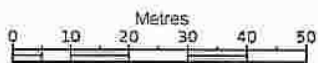




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1:1250



1 COMMON HILL ROAD  
ROMSEY  
SO51 0QF

Supplied by: Latitude Mapping Ltd  
Reference: OI430920  
Centre coordinates: 437611 124816

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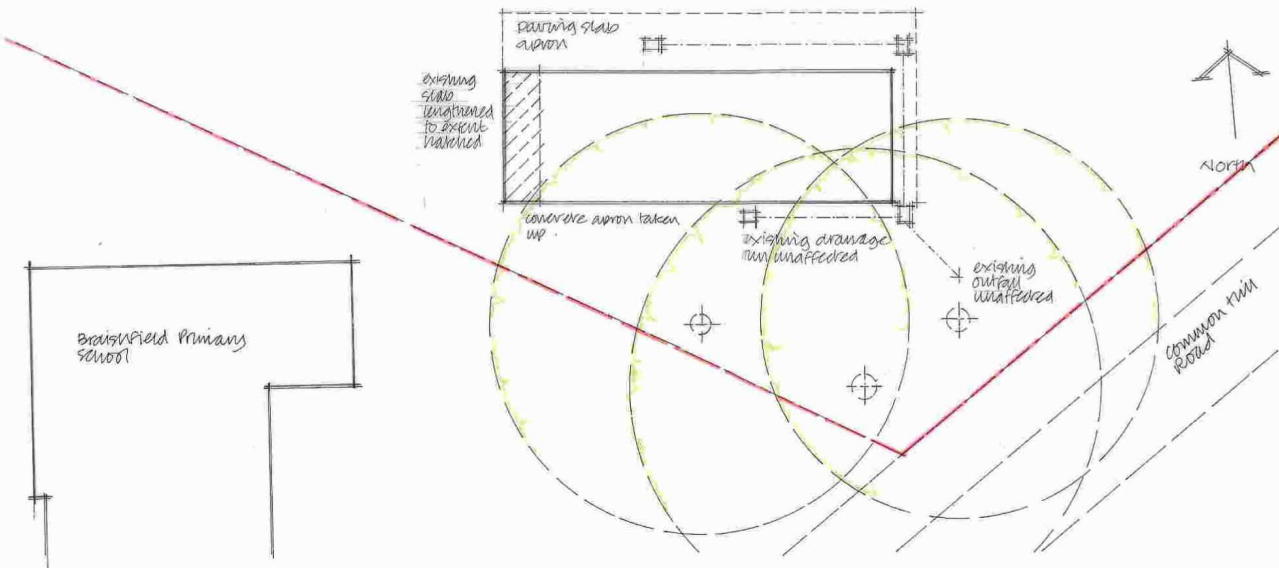
**New Pavilion**  
**Braishfield Recreation Ground**  
**Location Plan**

Scale: 1:1250 Drawing No. 914-1  
Date: June 2012

RTA Ltd Boldrewood Boldre Lane Boldre HANTS SO41 8PA  
Tel: (01590) 678666 Fax: (05800) 493385

Braishfield Recreation Ground

Replacement superstructure to bear upon existing RC slab  
slab lengthened (to the west) as shown  
existing drainage system modified to the north and retained to the south and east of the pavilion.

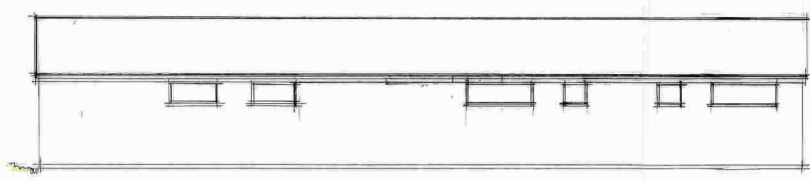


Proposed site plan

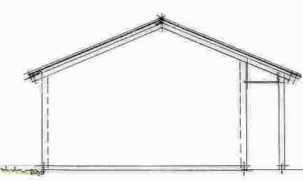
1:200

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New Pavilion  
Braishfield Recreation Ground  
Site plan - proposed  
Scale: 1:200 Drawing No. 914-3  
Date: June 2012  
RTA Ltd Solihull Road Solihull HANTS SO41 8PA  
Tel: (01590) 678666 Fax: (05600) 493388

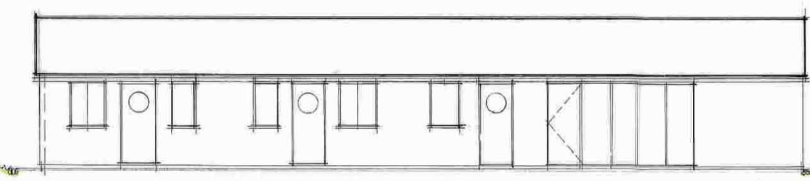




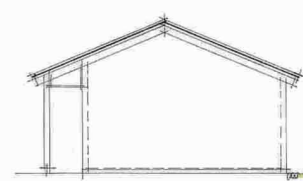
South elevation 1:100



East elevation 1:100



North elevation 1:100



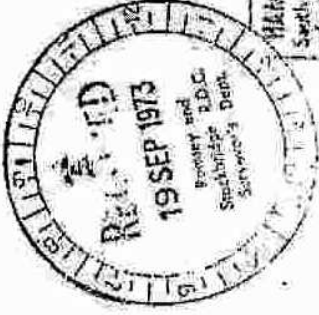
West elevation 1:100



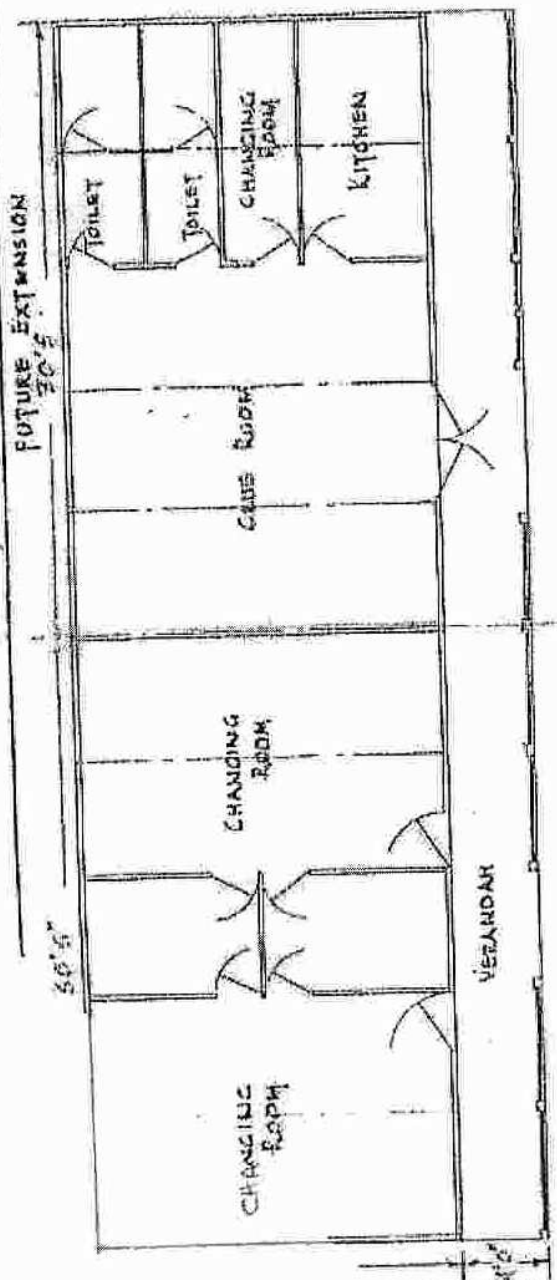
Ground floor plan 1:100

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**New Pavilion**  
**Braishfield Recreation Ground**  
**Floor plan and elevations**  
 Scale: 1:100 Drawing No. 914-4  
 Date: June 2012  
 RTA Ltd, Sorewood, Baldre Lane, Baldre, HANTS, SO41 8PA  
 Tel: (01590) 678666 Fax: (05600) 493386

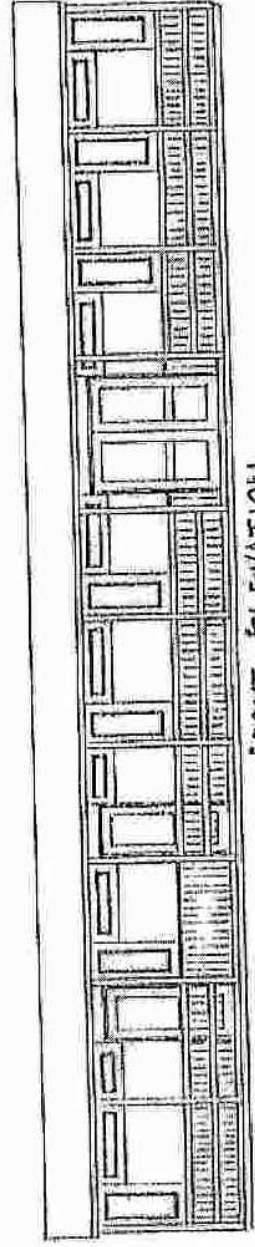
THE SHERWOOD PAVILION



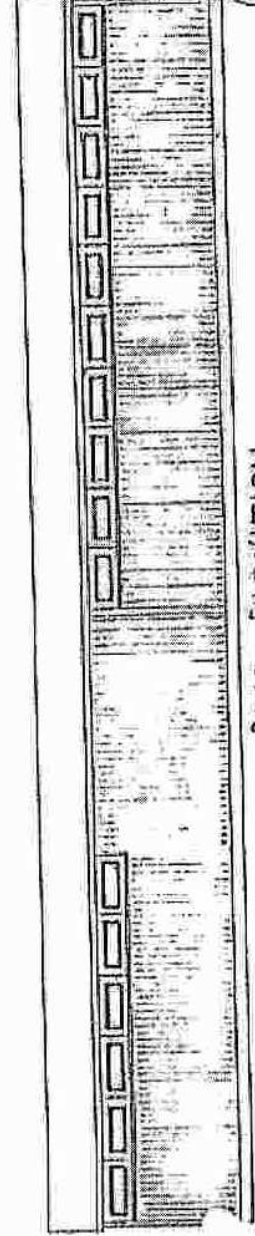
HARDSHIRE CONSULTANTS  
 3000 1st Avenue N.W.  
 Seattle, WA 98107  
 Plan No. RSR.12422  
 Date 21 SEP 1973  
 SUBJECT TO CONDITIONS



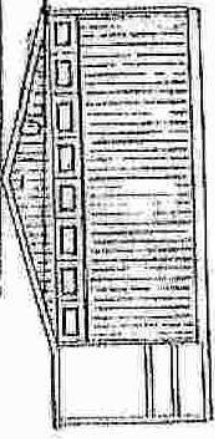
PLAN



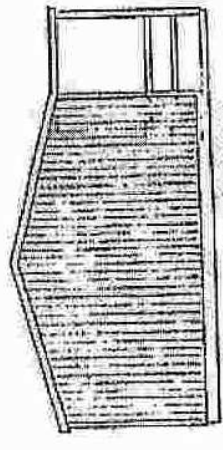
FRONT ELEVATION



REAR ELEVATION



END ELEVATION



END ELEVATION

*Arbelaud* 17.9.73

SCALE: 1/8" = 1'0"

12/10/73

PLAN + ELEVATIONS OF EXISTING PAVILION TO BE DETACHED - GRANTED PERMISSION - REF RSR 124  
 Q14-5