
KIRBY Architecture

SURBITON HOCKEY CLUB, KT7 0AE

Design & Access Statement

May 2024

Contents

- 1.0 Introduction
- 2.0 Site Analysis
- 3.0 Existing Site & Buildings
- 4.0 Proposals
- 5.0 Planning Policy & Design Guide Analysis
- 6.0 Green Belt Analysis & Summary

Revision	Date	Reason For Issue
00	15.05.24	Issued for planning

1.0 Introduction

This Design & Access Statement forms part of the planning application for the remodelling and recladding of the existing clubhouse within the existing grounds to Surbiton Hockey Club, Sugden Road, Long Ditton, Surrey.

2.0 Site Analysis- Club History

Surbiton Hockey Club is a field hockey club based in Long Ditton, Surrey, England. The club is one of the oldest hockey clubs in the world, being established in 1874. The Club is currently the leading club in England with the women's team winning the league for seven years in succession and the men's team winning many league titles.

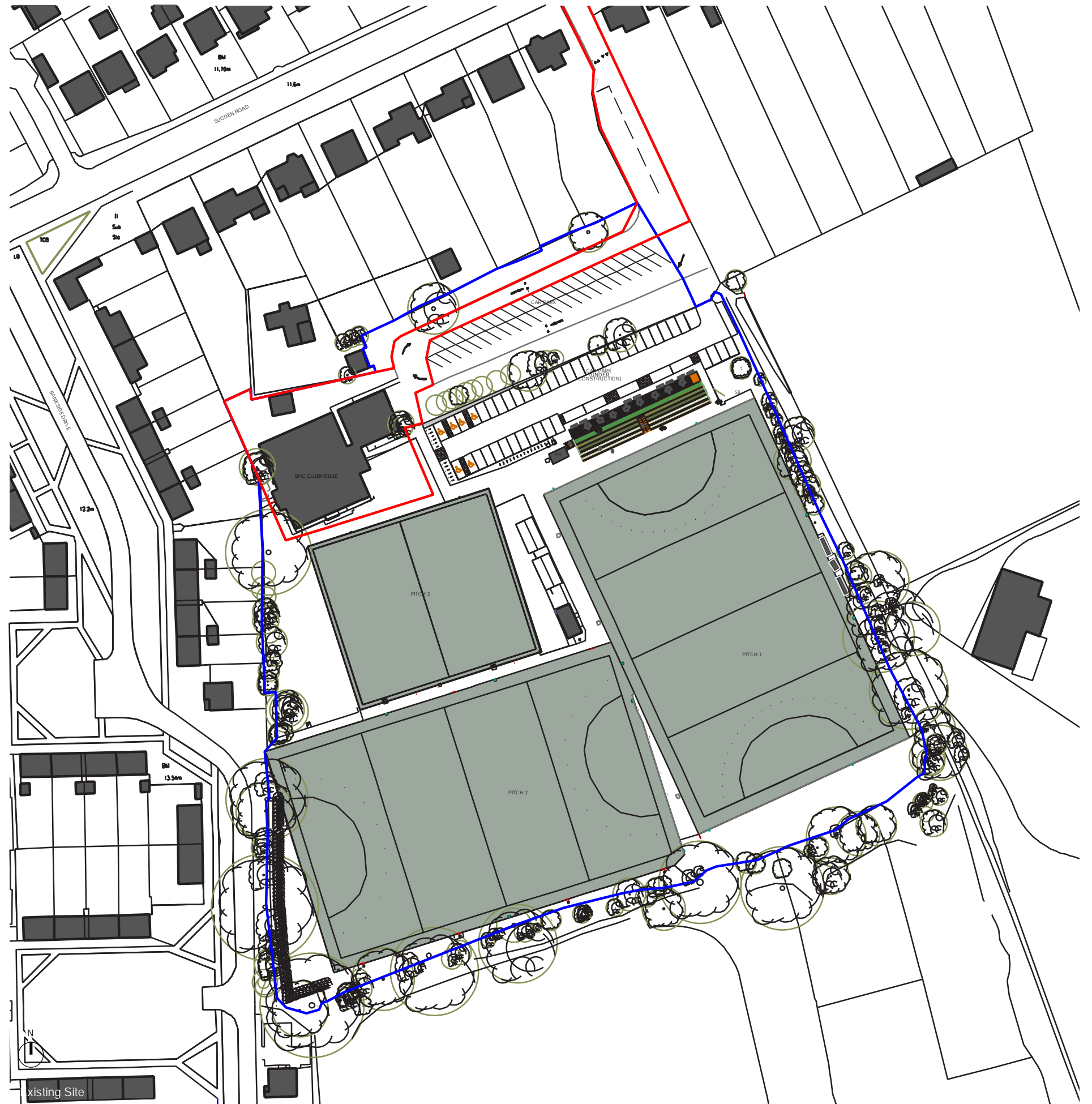
The Men's 1st Team play in the Men's England Hockey League and the Ladies 1st Team play in the Women's England Hockey League. Between them, the 1st Teams have won twelve national titles in the last seven seasons and regularly represent England in European club competitions. There are more than 25 senior international players (including Olympic gold medallists from Rio 2016) and 20 junior internationals playing in Surbiton colours throughout the season.

Surbiton HC is a thriving family club with over 1000 members playing in over 20 adult sides and around 50 junior teams. They also run and support a range of fantastic participation-based hockey programmes including Back 2 Hockey, Flyerz (para hockey) and SHC Community Projects.

History

Founded in 1874, Surbiton is the second oldest hockey club in the world. Surbiton has continuously played the modern game of hockey excluding the duration of World War I and World War II. The first competitive match was played on 3 February 1875 against Teddington in Bushy Park, winning by two goals to one and the club remained unbeaten until 26 January 1878.

Surbiton's original home ground was on Balaclava Road but moved to Sugden Road in 1908, to make way for the Seething Wells water works. The current pavilion building was first erected in 1986, with the first artificial pitch being installed in 1991 - the second pitch was added in 1995.



2.0 Site Analysis

Facilities

Surbiton's home ground currently comprises the following:

- two full size hockey pitches.
- one training size pitch
- a tea hut
- a main car park
- a digital scoreboard
- an overflow carpark (under construction)
- a clubhouse with squash courts
- a double garage
- green spaces

An application has just been consented for a raised spectator seating area with associated changing facilities and storage at the ground floor- ref: 2023/3531. In addition to this, an application for a replacement of the scoreboards, including an a new digital scoreboard has also recently been consented under ref: 2024/0318



Existing Site

2.0 Site Analysis

Access

There are three public access requirements within the site boundary (see yellow dotted lines):

- The first is access to/from Sugden Road to the public footpath running along the east boundary of the Site.
- The second is access to/from the rear no. 12 Sugden Road through the current carpark onto Sugden Road.
- The third is access to/from the rear no. 20 Sugden Road through the current carpark onto Sugden Road.

Aspect

The site benefits from being predominately south facing with morning sun rising from the east and evening sun setting to the west.



2.0 Site Analysis

Green Belt

The Elmbridge Development Framework identifies that the Site is, in part set, within the Greenbelt (see adjacent fig).

The Greenbelt follows the south east boundary of the existing carpark and then follows the north west elevations of the existing buildings.

Within the Green Belt, the following buildings/components are located:

- Pitch 1 with floodlights, safety fencing & water station
- Pitch 2 with floodlights & safety fencing
- Pitch 3 with floodlights & safety fencing
- Pitch 1 scoreboard
- A catering cabin
- Some temporary seating
- Overflow carpark (under construction)
- Clubhouse & squash courts
- The location of the consented seating bank + replacement scoreboards



Green Belt (green fill area) with Surbiton HC Site (blue outline area)

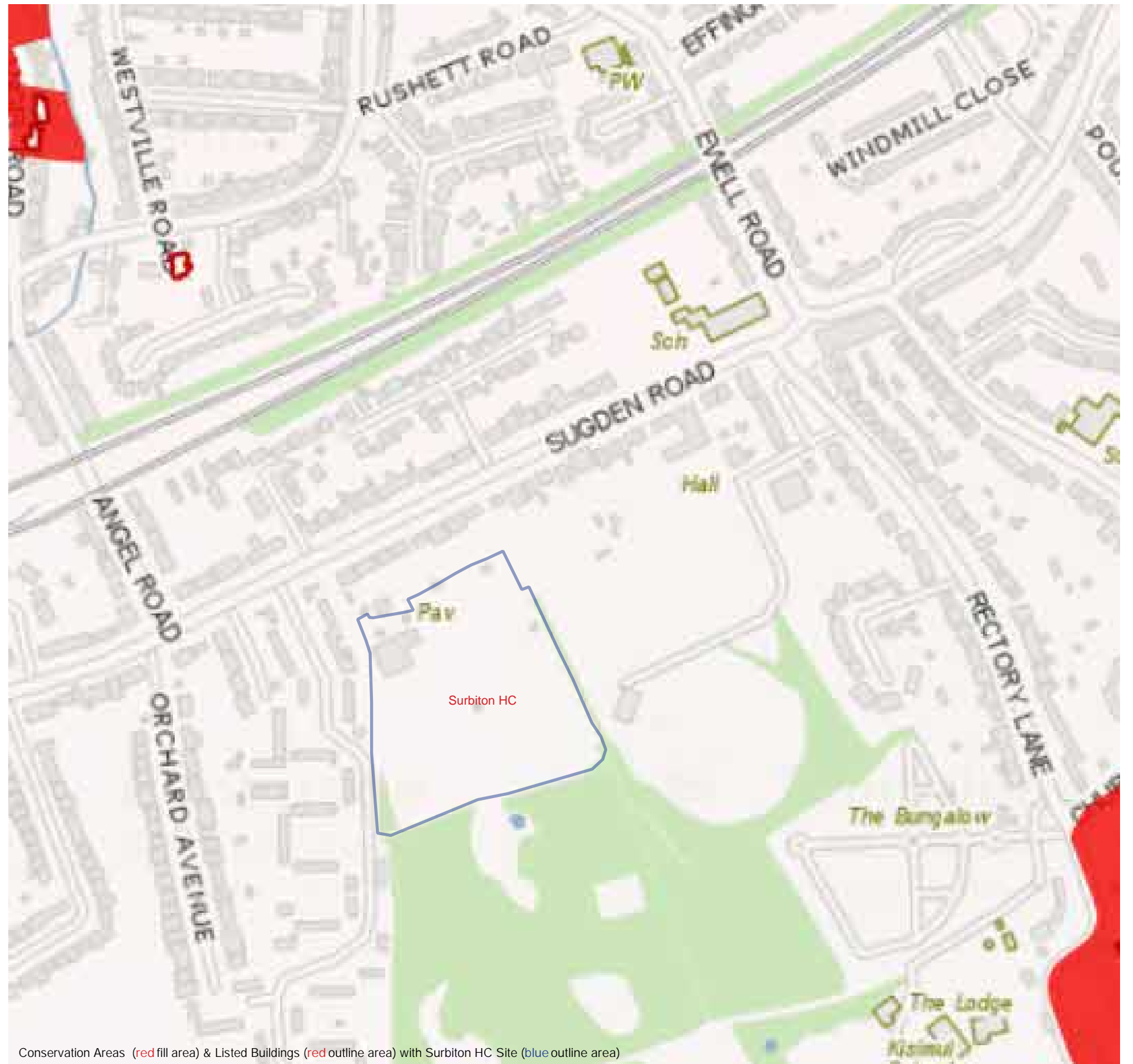
2.0 Site Analysis

Conservation/Listed Buildings

The Surbiton Hockey Club Site is not within a Conservation Area and does not have Listed Buildings situated on it (see adjacent fig). The Site does not sit within any of the Regional Strategic Viewing Corridors.

The Long Ditton Conservation Area is located far to the south east of the site. This particular area contains a small number of Listed Buildings with no viewing corridors to/from this particular site.

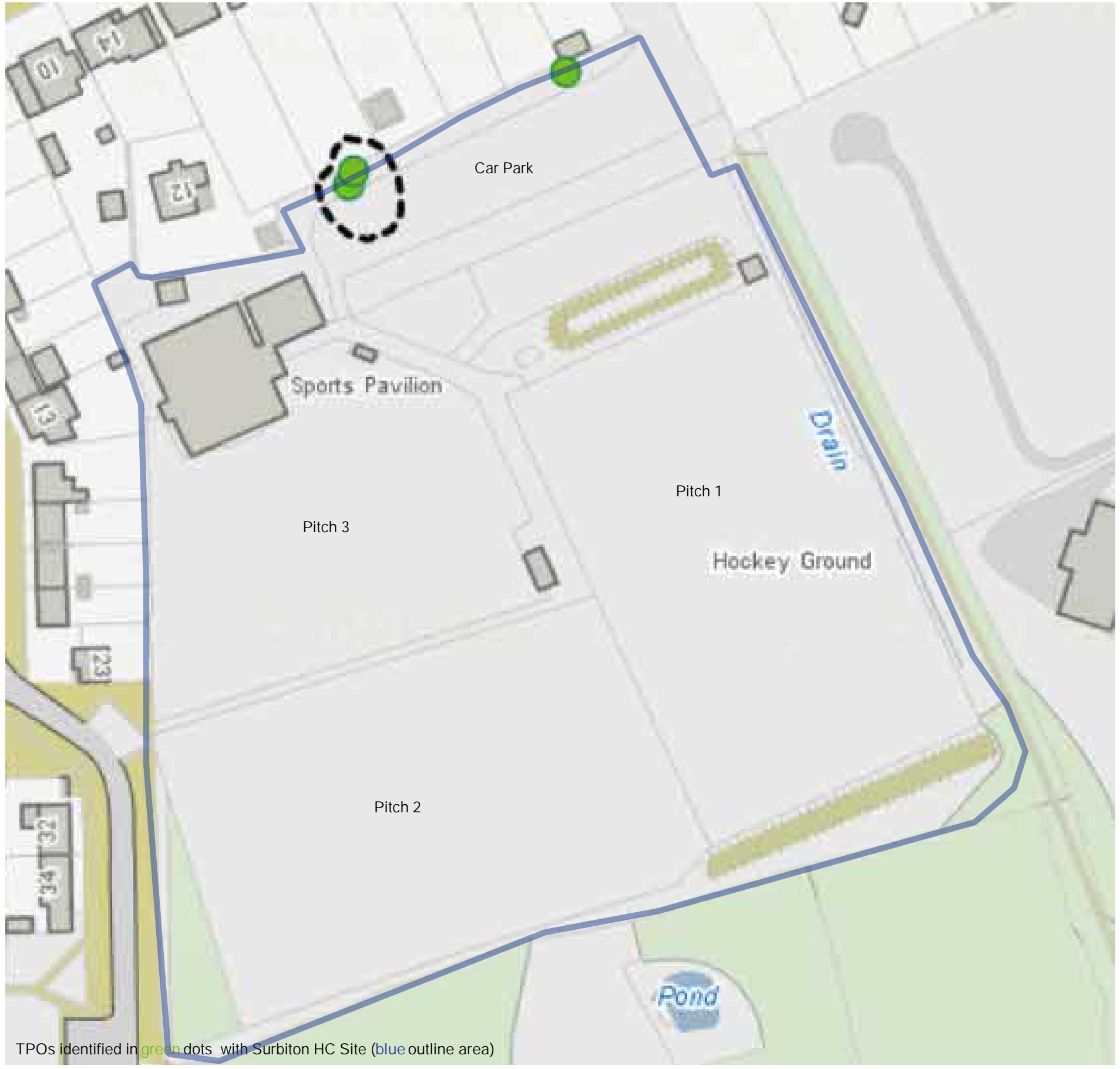
Giggs Hill Green Conservation Area is located far to the north west of the Site.



2.0 Site Analysis

Tree Preservation Orders

The Site (identified by the blue boundary) has three TPOs located within the main car park area under reference EL:03/21. The identified proposals will not affect any these trees.



TPOs identified in green dots with Surbiton HC Site (blue outline area)

2.0 Site Analysis

Flood Risk

The Site (identified by the blue boundary) is not within a flood zone as indicated from the extract of the Environmental Agency Map (please see adjacent fig).



2.0 Site Analysis

Surface Water Flood Risk

Areas of the existing site (identified by the blue boundary) are exposed to some low risk surface water flooding which is identified as medium risk (see adjacent).



2.0 Site Analysis

Historic Mapping

Prior to the beginning of the 20th Century, the site was open fields with only single buildings surrounding it e.g. farmhouse, rectory. A large pavilion building was first identified on site in mapping in 1912. The form of which appeared to remain until the 1960s. In the following decades, the pavilion was demolished (in part or whole) and extended to its consented footprint.



2.0 Site Analysis

Transport Links

Pedestrian/cycle access is via the main site access from Sugden Road to the north of the Site or via the public footpath which runs parallel to the allotments, to the east of the Site.

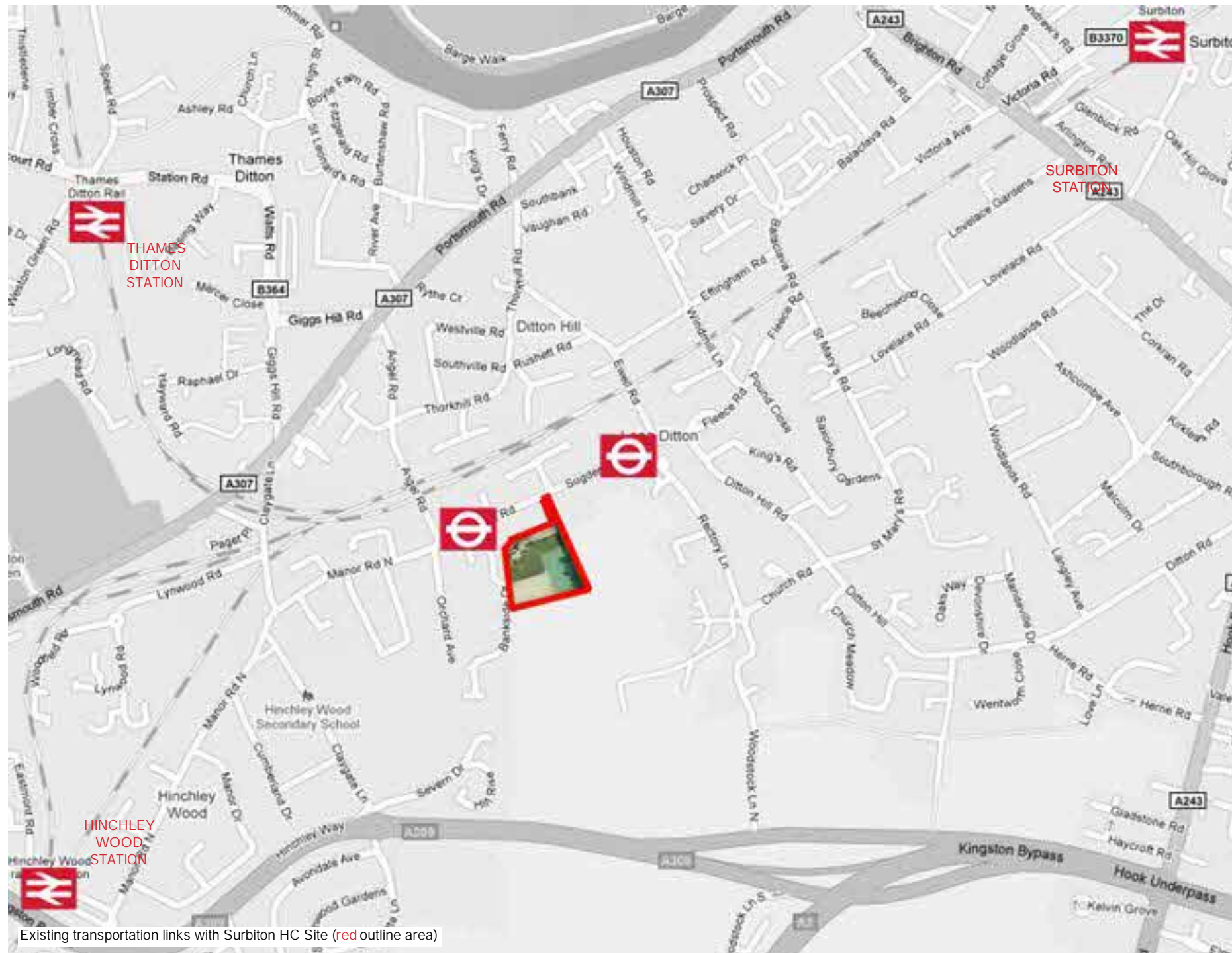
SHC is served with an excellent standard of public transport by bus and train.

Two sets of bus stops are found adjacent to the entrance to Bankside Drive and in front of the playing fields to St Mary's School. These bus stops are served by the K3 bus which serves routes between Esher and Roehampton Vale (Please see the adjacent fig).

The two immediate railway stations are Surbiton Station and Hinchley Wood Station. Surbiton Station is located 1.2 miles away and is either a short bus ride or a 20 minute walk. Surbiton is a major network station with typical 10 trains an hour to/from London.

Hinchley Wood Station is located 1 mile away and is again a short bus ride or a 20 minute walk away. Hinchley Wood Station is the next station south from Surbiton Station and serves 2 trains an hour to/from between Guildford and London (Please see the adjacent fig).

Vehicular Access is via Sugden Road to the north of the Site. The existing carpark is adjacent to the existing clubhouse building with an additional overspill car park to the north of Pitch 1. The overflow carpark is accessed via existing gates to the northeast of corner of the Site.





View of Clubhouse from Pitch 3 (Training Pitch)



View of Clubhouse from the path to the pitches



View of clubhouse building

View of squash court and changing room buildings

View of Clubroom entrance

View of Clubroom overhang and ramp



View of Pitches from Clubhouse entrance



View of Clubhouse from training pitch



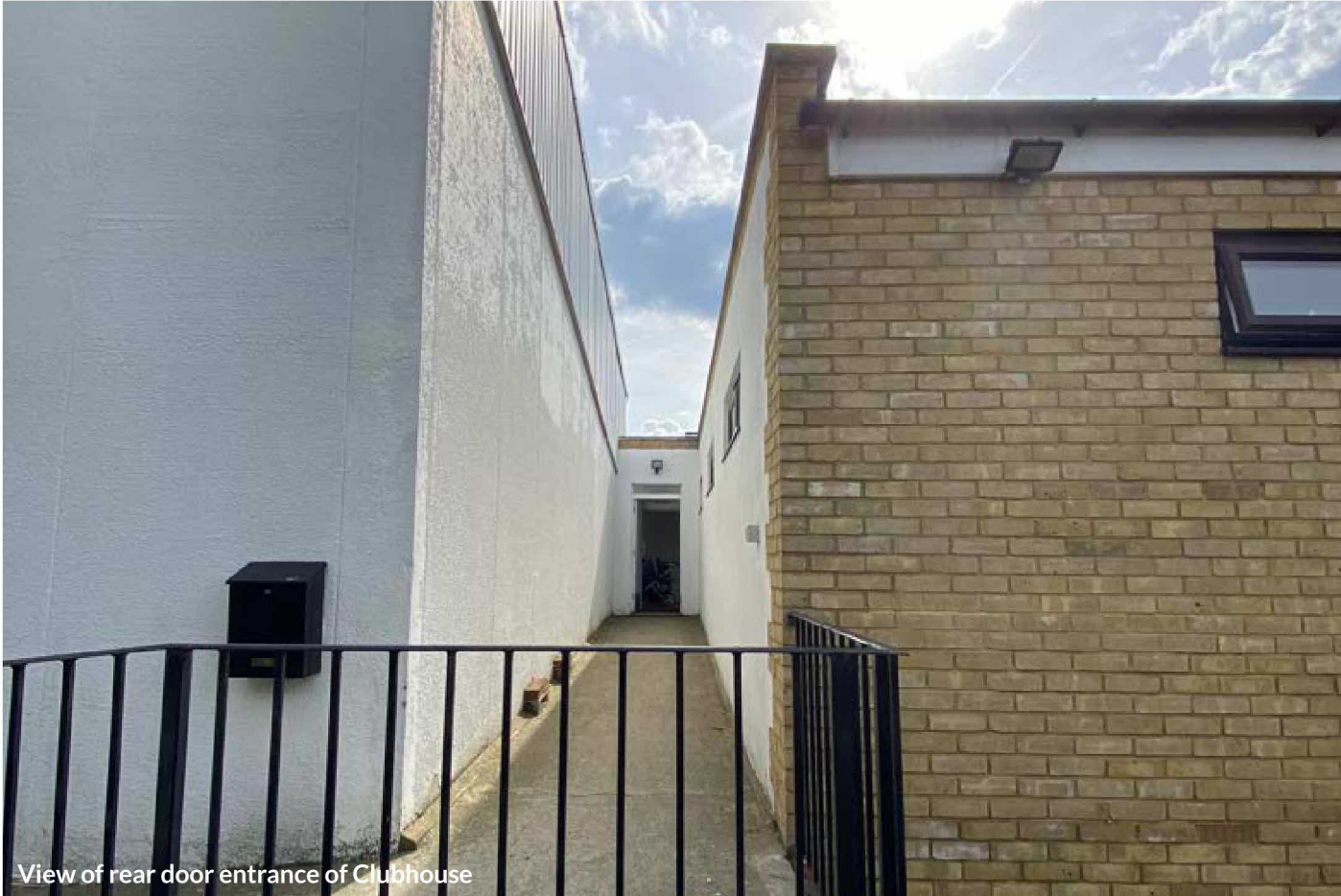
View of changing room rear



View of Residential entrance



View down side of Clubhouse



View of rear door entrance of Clubhouse



View of internal bar



View of Pitch 3



View of clubhouse bar



View of Clubhouse entrance



View of Clubroom



View of changing room corridor & access points

4.0 Proposals

The proposals comprise of the following:

- the removal of the double garage to the north of the Clubhouse
- the provision of dedicated parking spaces for staff at rear of the clubhouse
- the remodelling of internal clubhouse spaces including- club room/ kitchen/bar/stores
- new ramp access to main entrance
- roof repair with the addition of solar panels to clubhouse flat roof, with extensive green roof surround
- extend outdoor decking terrace with seating + improved accessible access
- cladding and re-insulation added to external faces of the clubhouse excluding rear changing rooms and squash courts
- the retention of the squash courts

The reasons for the proposals are:

- the existing Clubhouse has not been upgraded or changed since the 1980's, in turn leaving the current building outdated and inefficient in terms of energy use and thermal performance
- the increase in members (since the 1980's) of the club means the building needs to work more efficiently in its service to users
- the addition of a replacement terrace allowing uninterrupted views to the pitches whilst being within the close vicinity of the comfort of the clubroom/bar to maximise accessibility for all
- the addition of solar panels to reduce the reliance upon fossil fuels and to reach sustainability targets
- an extensive green roof addition to surround the solar panels promotes biodiversity as well improving the current buildings thermal envelope
- retrofitting cladding will significantly improve the aesthetics of the clubhouse, whilst also adding to the buildings sustainable credentials





Proposed First Floor Plan

Bay Study of Clubhouse







View of current clubhouse to be remodelled and cladded



Illustrative View of remodelled clubhouse

5.0 Planning Policy & Design Guidance Analysis

The following section assesses the proposals against relevant *Planning Policy* as identified within the *Elmbridge Core Strategy*. Please see below the responses to Policy in the black text below:

CS1 - Spatial Strategy states:

CS1 - Spatial Strategy New development will be delivered in accordance with a clear spatial strategy which provides the most sustainable way to accommodate growth supported by high quality infrastructure, whilst respecting the unique character of the Borough and the local distinctiveness of individual settlements.

1. The Borough's green infrastructure network, including the Green Belt and other open spaces within the urban area, will continue to be a key determinant in shaping settlements and development patterns in the future. The multi functional role of the network will continue to be protected and enhanced and the Council will work with partners to manage and expand sustainable networks of accessible green space and corridors to, and through, the urban area.

The proposals comply with the above policy in the following ways:

The proposal retains the original green spaces and seeks to enhance and add to the current accessibility to green space.

CS8 – Thames Ditton, Long Ditton, Hinchley Wood and Weston Green states:

CS8-Thames Ditton, Long Ditton, Hinchley Wood and Weston Green The Council will continue to support the primary role of these areas as attractive and individually distinctive residential neighbourhoods. The redevelopment of the Government offices site will make a major contribution to the area's housing provision. Other opportunities will be promoted on previously developed land within the urban area, taking account of relative flood risk, where new development will be well designed and contribute to local 27 In accordance with PPS25 elmbridge 40 character and a distinct sense of place. Specific attention to design and heritage will be given within the 4 conservation areas, which include Thames Ditton, Weston Green, Giggs Hill Green, and Long Ditton (Church and Manor House). The surrounding Green Belt will continue to be protected. At Thames Ditton and Hinchley Wood shopping areas, measures will be supported that improve their environments and their individual roles as valued local centres. The Council will work in partnership with Surrey County Council to ensure that education facilities are expanded and improved to support the needs of the local population, as well as students from adjoining areas. The Council will also work in partnership with service providers to ensure that access to and within the area is improved for pedestrians and cyclists, public transport users, specifically with regard to bus provision.

The proposals comply with the above policy in the following ways:

- The Site is within the Green Belt. In line with “protecting the Green Belt”, the attached proposals seek to enhance the existing immediate environment of the Site.
- The proposal allows for more effective use of space whilst improving the safe flow of users in and out of the facility.
- The proposal enhances the range and quality of the existing clubhouse and its facilities sitting within the residential neighbourhoods.
- The proposals do not extend beyond the existing building footprint.

CS14 – Green Infrastructure states:

The Council will protect, enhance and manage a diverse network of accessible multifunctional green infrastructure by:

1. Continuing to give a high level of protection to and improving the Borough's green infrastructure assets including Suitable Accessible Natural Greenspace (SANG) and those sites designated for their biodiversity value in accordance with Policy CS15-Biodiversity(1). Where development of open space is proposed, the scheme will be assessed against Planning Policy Guidance note 17: Planning for Open Space, Sport and Recreation, Planning Policy Guidance note 2: Green Belts, and CS15 - Biodiversity. Development will not be permitted on a SANG.
 2. Ensuring new development protects and enhances local landscape character, strategic views and key landmarks as shown on the proposals map, and takes account of their setting, intrinsic character and amenity value.
 3. Strengthening the network and multi functional role by: Requiring developer contributions from new development in accordance with CS28-Implementation and Delivery to facilitate new provision or quality and access improvements to existing facilities, including the Green Belt, in order to increase their capacity; Requiring the provision of facilities for public use on-site as part of development schemes over 50 dwellings, where appropriate; Improving the biodiversity value and function of the network in accordance with CS15-Biodiversity; Provision of an improved, accessible open space at Waterside Drive, Walton as shown on the proposals map;
- Securing the dual use of school facilities for sports use in accordance with CS16-Social and Community Infrastructure; Developing green links within and across borough boundaries in particular by supporting the Green Arc initiative, the development of a network of SANG,

and identifying green corridors; Promoting access to and creating SANG - Brooklands Community Park and part of Esher Common – in accordance with the measures set out in the Council's most up-to-date mitigation strategy for the Thames Basin Heaths SPA(3); Safeguarding important trees, woodlands and hedgerows and securing provision of soft landscaping measures in new development, focusing on the use of native species, particularly trees, which are an important feature of the Elmbridge landscape, and taking opportunities to create links with the wider green infrastructure network; Considering the re-designation of lower value amenity greenspace to park and garden where this helps to address a deficiency in provision; Developing access routes within and between the network, building from the Thames Path National Trail, that promote sustainable transport choices and healthy living, and seeking opportunities to link to, and extend, the existing rights of way network.

The proposals comply with the above policy in the following ways:

- With regard to CS14, the Site is not within a Conservation Area and is not within any local viewing corridors. The site is also not within any local strategic views.
- The existing building has been remodelled gradually over time, an amalgamation of styles from different decades, which can now be unified through cladding, whilst enhancing the local areas architectural portfolio. In regard to CS15- the addition of an extensive green roof will enhance the immediate biodiversity by providing a green elevation where there wasn't one before.

Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation states:

Planning For New Open Space And Sports And Recreational Facilities: General principles
20. In identifying where to locate new areas of open space, sports and recreational facilities, local authorities should:
i. promote accessibility by walking, cycling and public transport, and ensure that facilities are accessible for people with disabilities;
ii. locate more intensive recreational uses in sites where they can contribute to town centre vitality and viability;
iii. avoid any significant loss of amenity to residents, neighbouring uses or biodiversity;
iv. improve the quality of the public realm through good design;
v. look to provide areas of open space in commercial and industrial areas;
vi. add to and enhance the range and quality of existing facilities;
vii. carefully consider security and personal safety, especially for children;
viii. meet the regeneration needs of areas, using brownfield in preference to greenfield sites;
ix. consider the scope for using any surplus land for open space, sport or recreational use, weighing this against alternative uses;

*x. assess the impact of new facilities on social inclusion; and
xi. consider the recreational needs of visitors and tourists.*

The proposals comply with the above guidance in the following ways:

In response to Guidance Note 17, and taking on board that the Site is existing, the proposals should be assessed against the following items:

i. promote accessibility by walking, cycling and public transport, and ensure that facilities are accessible for people with disabilities;

The proposals do not negatively impact accessibility. A new larger access slope is being provided improving access for all members and visitors.

iii. avoid any significant loss of amenity to residents, neighbouring uses or biodiversity;

Amenities are being improved and increased with this proposal as well as biodiversity.

vi. add to and enhance the range and quality of existing facilities;

The proposals increases the quality of the existing clubhouse facility by providing open plan flexible spaces, within the existing building footprint.

vii. carefully consider security and personal safety, especially for children;

The proposals do not change or negatively impact security or safety.

xi. consider the recreational needs of visitors and tourists.

New and improved recreation spaces have been created within this proposal allowing more participation across the demographic.

CS16 - Social and Community Infrastructure states:

To ensure the provision of accessible and sustainable social and community infrastructure, the Council will work with its partners in order to:

- 1. Promote the mixed use of social and community infrastructure;*
- 2. Resist the loss of existing social and community facilities or sites, unless it can be demonstrated that: the facility is no longer needed for its original purpose or viable for any other social or community use; or an alternative facility will be provided in a location with an equal level of accessibility for the population it is intended to serve, there is no requirement from any other public service provider for an alternative community or social facility that could be met through a change of use or redevelopment*
- 3. Ensure that any provision of social infrastructure is accessible by*

public transport, cycling and walking

4. The Council will work in partnership with Surrey County Council and independent schools to develop an action plan to meet the level of need outlined in the Surrey Education Organisation Plan and the Elmbridge Education Provision Assessment through: the encouragement of appropriate intensification of existing sites; the identification of appropriate sites for new facilities and consolidation of existing facilities within future DPD's that address Development Management and Site Allocations ; and securing financial contributions from new developments.

The proposals comply with the above guidance in the following ways:

- The site already provides a variety of services to the local community.

- The proposal will enhance the original provision by improving access to all members and visitors. The existing use of the building is not changing but being improved to work more efficiently for members and visitors alike.

CS17–Local Character, Density and Design states:

CS17- Local Character, Density and Design Elmbridge's unique environment is characterised by its green infrastructure, river corridors, historic assets and distinctive town and village settlements. The consideration of sustainable design should be considered as an integral part of the design process (see CS27-Sustainable Buildings) In order to provide a positive strategic design framework that protects and enhances that environment, the Council's forthcoming development management policies and the Design and Character SPD will take into account the following key principles.

Local Character

New development will be required to deliver high quality and inclusive sustainable design, which maximises the efficient use of urban land whilst responding to the positive features of individual locations, integrating sensitively with the locally distinctive townscape, landscape, and heritage assets, and protecting the amenities of those within the area. Innovative contemporary design that embraces sustainability and improves local character will be supported (see CS1-Spatial Strategy). New development should enhance the public realm and street scene, providing a clear distinction between public and private spaces. Particular attention should be given to the design of development which could have an effect on heritage assets which include conservation areas, historic buildings, scheduled monuments, and the Borough's three historic parks and gardens.

Development Density

In order to promote the best use of urban land, and to protect the

Borough's green spaces, the Council will promote well designed, high quality and sustainable developments which will contribute to the achievement of an overall housing density target of 40 dwellings per hectare. Other than in the St George's Hill Estate, Burwood Park and the Crown Estate, Oxshott, a minimum density of 30dph will be required. Developments within town centres should exceed 40 dph. Specific criteria to promote higher densities within each of the town centres will be identified in the Design and Character SPD. In exceptional circumstances, where overriding harm to the valued character of area would occur as a result of the application of the minimum density threshold, development at a lower density, which maximises the efficient use of land, may be acceptable.

Sustainable Design

The Council will support and promote exemplary design, which adopts innovative approaches to address climate change and minimise the Borough's carbon footprint and use of natural resources (see CS27-Sustainable Buildings). New development should be appropriately landscaped, and where appropriate should incorporate biodiversity habitat, and enhance the Borough's green infrastructure network in accordance with policies CS14-Green Infrastructure and CS15-Biodiversity.

The proposals comply with the above policy in the following ways:

The proposed application boundary remains a combination of hard standing green space and existing building. The proposals do not negatively affect these areas as the internal remodelling does not impact the external areas. The increase in area of the terrace is compensated by the introduction of an extensive green roof. Therefore the proposals enhance both the immediate and wider biodiversity.

Inclusive Development

New buildings should be physically integrated into the community through safe permeable access routes which minimise opportunities for crime (29). The Council will promote developments that create accessible, socially inclusive environments. New housing will be built to lifetime homes standards and in schemes including a mix of affordable and market homes, (see CS21-Affordable Housing), tenures will be integrated to ensure social cohesion. Mixed use development will be encouraged in suitable locations with high quality design creating a harmonious, complimentary, and vibrant environment, in which a range of uses can function and flourish.

The proposals do not change or negatively impact accessibility or security. Accessibility is enhanced by slope access and wider terracing.

5.0 Planning Policy & Design Guidance Analysis

The following section assesses the proposals against relevant Policy as identified within the Elmbridge Development Management Plan 2015. Please see below the responses to Policy in the larger black text below:

DM1 – Presumption in favour of sustainable development states:

- a. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*
- b. Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.*
- c. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:
 - i. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
 - ii. Specific policies in the Framework indicate that development should be restricted.**

The proposals comply with the above policy in the following ways:

Following National & International success, Surbiton HC has drawn an increase in both visiting teams and spectators. With this in mind, SHC have looked to improve visitor experience through the improvement of the Clubhouse and its catering facilities, as well as keeping up with a 21st century aesthetic and sustainable practices that helps to represent the club.

Due to the siting and scale of the proposals, the proposals comply with listed and relevant planning policy.

DM2 – Design and amenity states:

All new development should achieve high quality design, which demonstrates environmental awareness and contributes to climate change mitigation and adaptation. The Council will permit development proposals that demonstrate that they have taken full account of the following:

- a. All development proposals must be based on an understanding of local character including any specific local designations and take account of the natural, built and historic environment. Development proposals will be expected to take account of the relevant character assessment companion guide in the Design and Character SPD.*
- b. Proposals should preserve or enhance the character of the area, taking account of design guidance detailed in the Design and Character SPD, with particular regard to the following attributes:
 - Appearance
 - Scale
 - Mass
 - Height
 - Levels and topography
 - Prevailing pattern of built development
 - Separation distances to plot boundaries
 - Character of the host building, in the case of extensions*
- c. Proposals should take account of landform, layout, building orientation, massing and landscape to minimise energy and water consumption.*
- d. Development proposals should create safe and secure environments and reduce opportunities for crime.*
- e. To protect the amenity of adjoining and potential occupiers and users, development proposals should be designed to offer an appropriate outlook important when considering proposals for windows, external staircases, balconies, raised terraces and roof gardens.*

The proposals comply with the above policy in the following ways:

The proposal seeks to maintain but enhance the current structure of the Clubhouse and amenities whilst complimenting the surrounding facilities, helping to integrate the current disparate building. The impact in terms of scale, height and mass is minimal whilst the new facades reflects the architectural and landscaping context of the site.

The proposals have no negative impact on neighbouring amenity, security, access, environment or biodiversity.

DM3 - Mixed Uses states:

To ensure the provision of accessible and sustainable social and community infrastructure, the Council will work with its partners in order to:

- 1. Promote the mixed use of social and community infrastructure;*
- 2. Resist the loss of existing social and community facilities or sites, unless it can be demonstrated that: the facility is no longer needed for its original purpose or viable for any other social or community use; or an alternative facility will be provided in a location with an equal level of accessibility for the population it is intended to serve, there is no requirement from any other public service provider for an alternative community or social facility that could be met through a change of use or redevelopment*
- 3. Ensure that any provision of social infrastructure is accessible by public transport, cycling and walking*
- 4. The Council will work in partnership with Surrey County Council and independent schools to develop an action plan to meet the level of need outlined in the Surrey Education Organisation Plan and the Elmbridge Education Provision Assessment through: the encouragement of appropriate intensification of existing sites; the identification of appropriate sites for new facilities and consolidation of existing facilities within future DPD's that address Development Management and Site Allocations ; and securing financial contributions from new developments.*

The proposals comply with the above policy in the following ways:

The current squash court and changing room use will be unchanged. The bar/clubroom is remodelled to promote a range of activities. The facilities are being enhanced, not taken away from. The building improves how the members and visitors can access it.

DM6 - Landscape and trees states:

- Development proposals should be designed to include an integral scheme of landscape, tree retention, protection and/or planting that:*
- a. Reflects, conserves or enhances the existing landscape and integrates the development into its surroundings, adding scale, visual interest and amenity,*
 - b. Contributes to biodiversity by conserving existing wildlife habitats, creating new habitats and providing links to the green infrastructure network,*
 - c. Encourages adaptation to climate change, for instance by incorporating Sustainable Drainage Systems (SuDS), providing areas for flood mitigation, green roofs, green walls, tree planting for shade, shelter and cooling and a balance of hard and soft elements,*
 - d. Does not result in loss of, or damage to, trees and hedgerows that are, or are capable of, making a significant contribution to the character or amenity of the area, unless in exceptional circumstances the benefits would outweigh the loss,*
 - e. Adequately protects existing trees including their root systems prior to, during and after the construction process,*
 - f. Would not result in the loss or deterioration of irreplaceable habitats*

including ancient woodland and ancient or veteran trees, unless in exceptional circumstances the benefits would outweigh the loss, and
g. Includes proposals for the successful implementation, maintenance and management of landscape and tree planting schemes.

To ensure high quality landscape schemes and depending on the scale, nature and location of the development, the Council will seek appropriate conditions attached to planning permissions to secure various improvements. These may include tree retention and protection, the submission and implementation of a landscape or treeplanting scheme, surface materials, screen walls, fences and planting

The proposals comply with the above policy in the following ways:

The proposal improves all current landscaping whilst gaining 'green space' at height via the green roof.

DM7- Access and Parking states:

a. Access

i. The layout and siting of accesses should be acceptable in terms of amenity, capacity, safety, pollution, noise and visual impact.

ii. Access to and from the highway should be safe and convenient for pedestrians, cyclists and motorists.

iii. Provisions for loading, unloading and the turning of service vehicles are expected to be designed into the scheme ensuring highway and pedestrian safety.

iv. The proposal should minimise the impact of vehicle and traffic nuisance, particularly in residential areas and other sensitive areas.

b. Parking

i. The proposed parking provision should be appropriate to the development and not result in an increase in on-street parking stress that would be detrimental to the amenities of local residents. In such instances, a minimum provision of one space per residential unit will be required.

ii. Garaging, cycle stores and car parking designs should be integrated into the scheme and respect the character of the area.

iii. Hardstanding should be designed and constructed with permeable (or porous) surfacing. Impermeable paving should be limited and the use of soft landscape maximised.

iv. Provision of car, cycle and disabled parking should accord with the Elmbridge Parking Standards at Appendix 1.

c. Public car parks

i. Public off street parking will continue to be provided where it supports the economic or recreational use of the immediate area and provides dual use allowing parking for residents and shoppers/employees,

particularly in town centres.

ii. New park and ride proposals will be assessed against their impact on highway capacity, traffic congestion, amenity of local residents and land within sensitive designations, together with the potential benefits to the provision of sustainable transport links.

iii. The Council will encourage the improvement and retention of station car parking unless the existing provision exceeds the need or the redevelopment would re-provide sufficient lost spaces.

iv. The cumulative impact of changes to station car park provision will be considered in terms of the possible knock on effect with regard to the impact on number and length of car journeys, increased demand on another train station or impact on traffic safety, congestion or residential amenity in surrounding streets.

The proposals comply with the above policy in the following ways:

The dedicated staff car parking spaces to the north of the Clubhouse will better organise the car park, creating a safer more easily accessible route for staff working at the clubhouse. Provision for loading/unloading has been improved with space allowed for small goods vehicles to park closer to the rear entrance, so not to congest the main entrance with deliveries.

DM8–Refuse, recycling and external plant states:

Appropriate waste and recycling facilities must be provided on all new developments, including changes of use. Proposals will be acceptable provided that:

a. The location and design of bin storage, waste facilities and any proposed external plant, such as air conditioning units and extract flues, have been considered at the outset and are integral to the development,

b. The design and siting of bin storage and external plant respect the visual amenities of the host building and the area, and

c. Storage points for refuse and recycling are accessible for collection vehicles as well as regular users.

The proposals comply with the above policy in the following ways:

The location of the waste storage is to be adapted so not to disrupt vehicle access as well as being out of sight of visitors etc.

DM9–Social and community facilities states:

a. New development for social and community facilities 13 will be encouraged provided that

i. It meets identified local need,

ii. The site is in a sustainable location that is safe and accessible to the local community,

iii. It will accord with the character and amenity of the area, particularly in residential areas,

iv. It achieves a high quality design that allows for flexible use and provides inclusive access for all, and

v. The level of parking provision and the effects on traffic movement and highway safety are acceptable 14.

b. The Council will support mixed-use, shared, flexible and adaptable buildings and spaces that meet the needs of the community, subject to the above provisions, and will encourage collaboration.

The proposals comply with the above policy in the following ways:

The proposal creates improved accessibility for all members and visitors to all club areas.

DM18–Green Belt (development of existing buildings) states:

a. Extensions and alterations to a building will be permitted provided they do not result in disproportionate additions over and above the size of the original building, either individually or cumulatively. Support will be given to proposals that do not have a materially greater impact on the openness of the Green Belt and, in particular:

i. Are well designed to respond to the context of the site and the character of the area, taking into account the particular visual sensitivity of open and prominent locations

i. Do not result in an increase beyond 25% in volume and 25% in footprint, and

iii. Do not materially increase the overall height of the building.

b. The replacement of a building in the same use will be permitted provided that the new building is not materially larger than the one it replaces. Support will be given to proposals that do not have a materially greater impact on the openness of the Green Belt and, in particular:

i. Are well designed to respond to the context of the site and the character of the area, taking into account the particular visual sensitivity of open and prominent locations

ii. Do not result in an increase beyond 10% in volume and 10% in footprint

iii. Do not materially increase the overall height of the building, and

iv. Are sited in the same position as the existing building or in a preferable position within the site to maximise the openness of the Green Belt.

c. The volume and footprint of existing buildings to be demolished within the site may be included in the increase in volume and footprint under (a) and (b) above, taking into account their size, permanence, design and proximity to the building to be extended or replaced. Conditions may be used to remove permitted development rights for further outbuildings and extensions.

d. Proposals to erect, extend or replace an ancillary building within 5 metres of the main building will be treated as an extension to the

5.0 Planning Policy & Design Guidance Analysis

main building, under (a) above. The extension or replacement of an ancillary building sited more than 5 metres from the main building will be considered under either (a) or (b) above, as appropriate, as a building in its own right. Proposals to erect new ancillary buildings sited more than 5 metres from the main building, which would not replace existing buildings, will be assessed against the relevant policies relating to new free-standing buildings within the Green Belt.

e. Proposals for a basement will be permitted provided it is wholly subterranean, does not generate significant additional activity on the site as a whole, does not exceed the footprint of the existing building (including as extended or replaced) and is served only by discreet light wells, ventilation systems or means of escape³⁸. Basements that do not comply with these provisions will be regarded as contributing to the increase in volume and footprint under (a) and

The proposals comply with the above policy in the following ways:

In response to-

- the proposed design for the clubhouse compliments the existing recently updated facilities and will tie into the fabric of the surrounding context.
- the building footprint is not increased at all.
- the overall height of building is not being altered at all.

The majority of the Site is located within Green Belt. Therefore the following section assesses the proposals against *National Planning Policy Framework Section 13* and also local policy relating to *DM17 - Green Belt* as identified within the *Elmbridge Development Management Plan 2015*. Please see below the responses to Policy in the larger black text below:

NPPF Section 13 states:

13 *Protecting Green Belt land*

138 *Green Belt serves five purposes:*

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The Site, by its use, is a sports club. The area of the site, within the Green Belt, contains three all weather hockey pitches, a mixture of hard and landscaped surfaces, a large scoreboard, a single storey tea hut along with the existing two storey clubhouse. Therefore, the precedent of consented buildings and structures, within the Green Belt section of the Site, already exists.

The use of the site, dictates the requirement for large flat open spaces to train and play hockey upon. Therefore, the use prevents unrestricted sprawl of residential development from the surrounding Sugden Road and Bankside Drive. The site not only maintains the Greenbelt, but also makes an effective use of the site.

Respecting the importance of the Green Belt environment is paramount and the proposal seeks to work with the existing character of the Site by containing the proposals within a grass bank or existing building mass.

NPPF Section 13 continues...

149 *A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;



6.0 Green Belt Analysis

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or

- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

With reference to *item b*, the proposal addresses a vital need for the club, its members, visitors and International/National officials. The use, outdoor sport, is also compliant with this NPPF statement.

With reference to *item d*, the proposal does not replace or enlarge the existing building which ensures that amenity, character and openness are all maintained.

The application Site is not of any special quality as a landscape. It consists of largely sports pitches, hard standing areas and a two storey 1980's sports clubhouse. The Site is also surrounded by high level fencing and pitches dominated by existing floodlights. The Site therefore has a clear urban character. This is reinforced by the urban character of the residential properties to Bankside Drive to the west of the Site. There are also very limited views to/from the Site from the adjacent roads. Views, from public footpath, can only be gained partially from Bankside Drive and a glimpse from Sugden Road.

The proposal therefore complies with requirements of *NPPF Section 13. DM17 - Green Belt (development of new buildings)* states:

a. The Green Belt boundary is defined on the Policies Map 35. In order to uphold the fundamental aims of the Green Belt to prevent urban sprawl and to keep land within its designation permanently open, inappropriate development will not be approved unless the applicant can demonstrate very special circumstances that will clearly outweigh the harm.

b. Built development for outdoor sport, recreation and cemeteries will need to demonstrate that the building's function is ancillary and appropriate to the use and that it would not be practical to re-use or adapt any existing buildings on the site. Proposals should be sited and designed to minimise the impact on the openness of the Green Belt and should include a high quality landscape scheme.

c. Proposals for the limited infilling or the partial or complete redevelopment of previously developed sites will be considered in light of the size, height, type, layout and impact of existing buildings, structures and hard standing, together with the degree of dispersal throughout the site of existing and proposed development.

With reference to *items b & c*, the proposal addresses a key need for the club, its members, visitors and International/National officials.

The proposal enhances the two storey clubhouse building which will ensure that amenity, character and openness are maintained.

Surbiton Hockey Club has been located at the Site for 115 years and is one of the most successful hockey clubs in the UK. The proposals fulfil a key club requirement. Operating a sports club at a high level, demands modern facilities to maintain success. The proposal seeks to address SHC's requirements but in a considered manner.

When forming the proposals, we have researched other such successful and consented installations at sports clubs within Green Belts within the UK. One of the precedents studied is the new stadium, pitch and support facilities at Dings Crusaders RFC at Shaftesbury Park at Frenchay Park Road, Frenchay, South Gloucestershire.

The proposals include:

- Clubhouse and changing facilities including a function room, kitchen/servery, bar, stores, meeting room, office, club shop, WC facilities, furniture/equipment store

- entrance reception and circulation

- 10 changing rooms with physio room

- covered and seated spectator stands for 200

- 2 court sports hall with gym

- pitch-side scoreboards

- 2 full size pitches plus 4 training pitches

The proposals were approved in 2015 by South Gloucestershire Council under planning application ref - PT15/0493/F. The site is within the Frenchay and Stoke Park Ward of South Gloucestershire Council. It lies in Green Belt (see image adjacent) and falls within land covered by the Forest of Avon Trust.

Even though the site is located within the Green Belt, the proposals were approved on the following principles:

- The club is a great asset to local community

- It is a great opportunity for the club to have a new ground and will benefit junior section

- The lack of modern facilities is causing the club difficulties in retaining players. Modern facilities will help attract new players.

- The site will be predominately grassed

- The new building will be located in the same location as the existing derelict buildings

- A majority of the site will remain open

- The proposals are in keeping with the existing landscape character

The identified SHC proposals are of a much smaller scale however the justification for the scheme is very similar. This is as follows:

- the club not only has an extremely strong adult section with both the male and female 1XI in England Hockey Premier Divisions but also a very large youth section. Many of the 1XI players and coaches also assist and coach within the local community. The club is therefore a great asset to both the immediate and wider communities.

- the proposals are replacing an existing structure/scoreboard. The replacement scoreboards are located further away from neighbouring residential properties and will therefore have no negative impact on outlook or amenity.

- the proposals are located either adjacent to a taller grass bank or as

6.0 Green Belt Analysis

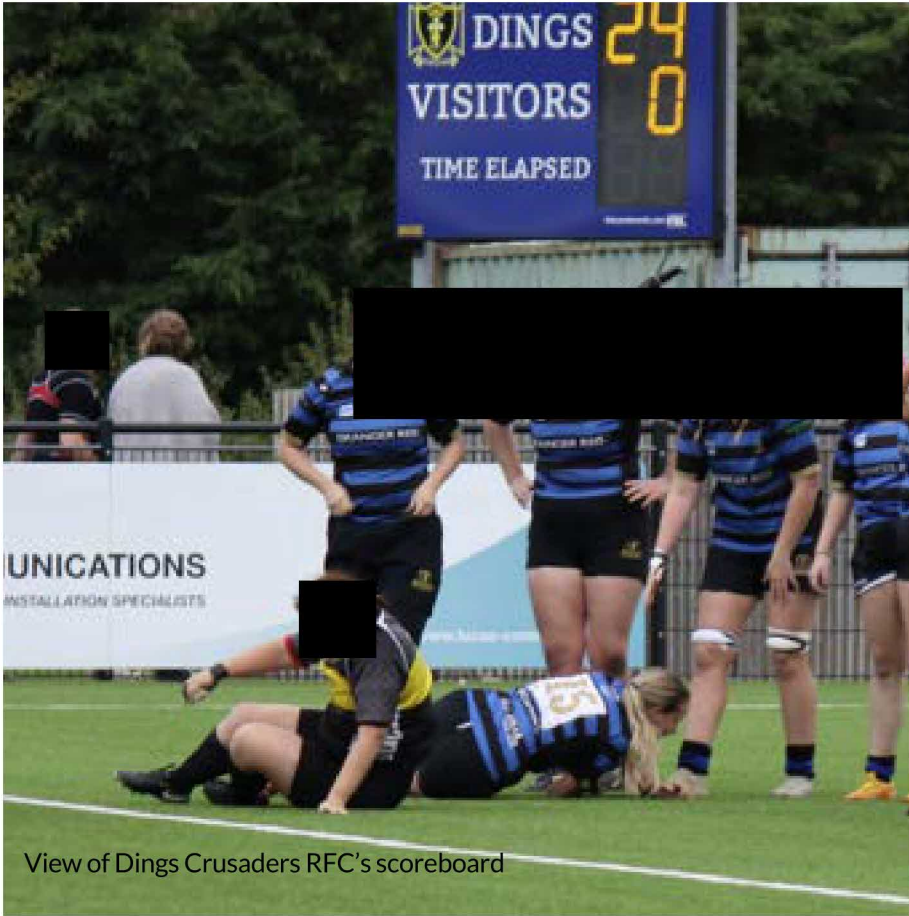
part of an existing building mass. Therefore, the site will remain open as before.

Unlike the Dings Crusaders RFC, much of the existing Surbiton Hockey Club infrastructure is within the Green Belt i.e. the two storey section of the clubhouse, two pitches (with external lighting), a single storey catering hut along with associated hard & soft landscaping. Unlike DC RFC, the precedent is already set by the existing SHC structures along with the Site's sport use.





View of the pitch & stadium seating at Dings Crusaders RFC, Shaftesbury Park



View of Dings Crusaders RFC's scoreboard



View of Dings Crusaders RFC's scoreboard



View of the entrance & stadium seating at Dings Crusaders RFC, Shaftesbury Park

Another successful development at a sports venue within the local Green Belt is Surbiton High School Sports Facilities, 85 Oaken Lane, Claygate, Surrey, KT10 0RQ.

The proposals include:

- a new sports hall, changing rooms and associated storage and plant, plus reception and first aid. In addition to this 4no. floodlit tennis courts are to be provided and a small extension to the existing car park.

The proposals were approved in 2011 by Elmbridge Borough Council under planning application ref - 2011/6407. The site lies in Green Belt (see images adjacent). Even though the site is located within the Green Belt, the proposals were approved on the following principles:

“The proposed development would be appropriate within this Green Belt location and is not considered to result in detrimental impact on the character and appearance of the surrounding area or street scene and would not result in a detrimental impact on the residential amenities of neighbouring occupiers or on highway safety. The proposals would therefore comply with the provisions of Policies CS11 and CS27 of the Core Strategy 2011, saved Policies GRB17, ENV2, ENV12, ENV21, ENV22, MOV 4 and MOV 6 of the Replacement Elmbridge Borough Local Plan 2000 and national guidance contained within Planning Policy Statement 1 (Delivering Sustainable Development), Planning Policy Guidance 2 (Green Belts) and Planning Policy Guidance 17 (Planning for open space, sport and recreation). It has been concluded that the application would not warrant refusal in the public interest”.

The case officer, Laura Davies, goes onto to state the following in her Officer's Report:

“The application site falls within the designated Green Belt and therefore the provisions of Planning Policy Guidance 2 are relevant. PPG2 outlines that appropriate development in the Green Belt can include essential facilities for outdoor sport and outdoor recreation for uses which preserve the openness of the Green Belt. Possible examples are provided, including the provision of the small changing rooms or unobtrusive spectator accommodation for outdoor sport”.

The submitted Planning Report identified the following:

“2.1.3. Built development in the Green Belt is to be strictly controlled. Para 3.4 in PPG2 states that the construction of new buildings in the Green Belt is inappropriate unless it is amongst other things for: ‘essential facilities for outdoor sport and outdoor recreation...’. Para 3.5 defines “essential facilities” as being ‘genuinely required for uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it. Possible examples of such facilities



6.0 Green Belt Analysis

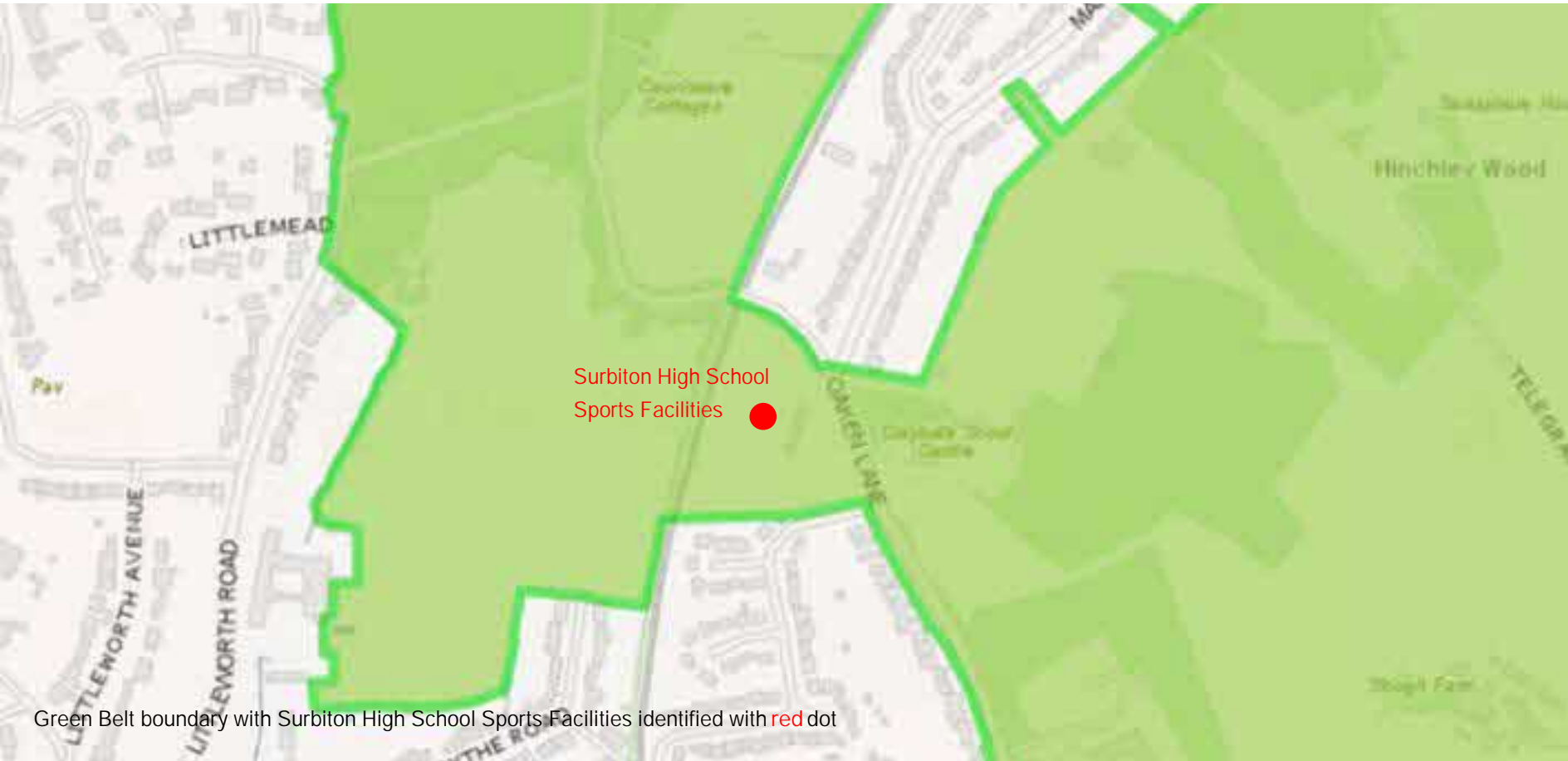
include small changing rooms or unobtrusive spectator accommodation for outdoor sport, or small stables for outdoor sport and outdoor recreation”.

“5.2.1. In terms of Green Belt policy, the proposals for this site do not involve inappropriate development as they fall within the recognised definition of facilities for outdoor sport and recreation set out in para 3.4 of PPG2. The only built development is properly to be considered an essential ancillary to the outdoor sports facilities and therefore falls within the scope of para 3.5 of PPG2”.

The Report concluded:

“6.9 In terms of Green Belt policy, the proposals for the Oaken Lane site do not involve inappropriate development as they fall within the recognised definition of facilities for outdoor sport and recreation set out in para 3.4 of PPG2. The only built development is properly to be considered an essential ancillary to the outdoor sports facilities and therefore falls within the scope of para 3.5 of PPG2”.

The identified proposals, to SHC, are similar to that of the consented SHSF development in that the proposal are integral to the use of the site. However, in SHC’s proposals the sport use and clubhouse precedent is already in existence and therefore set.



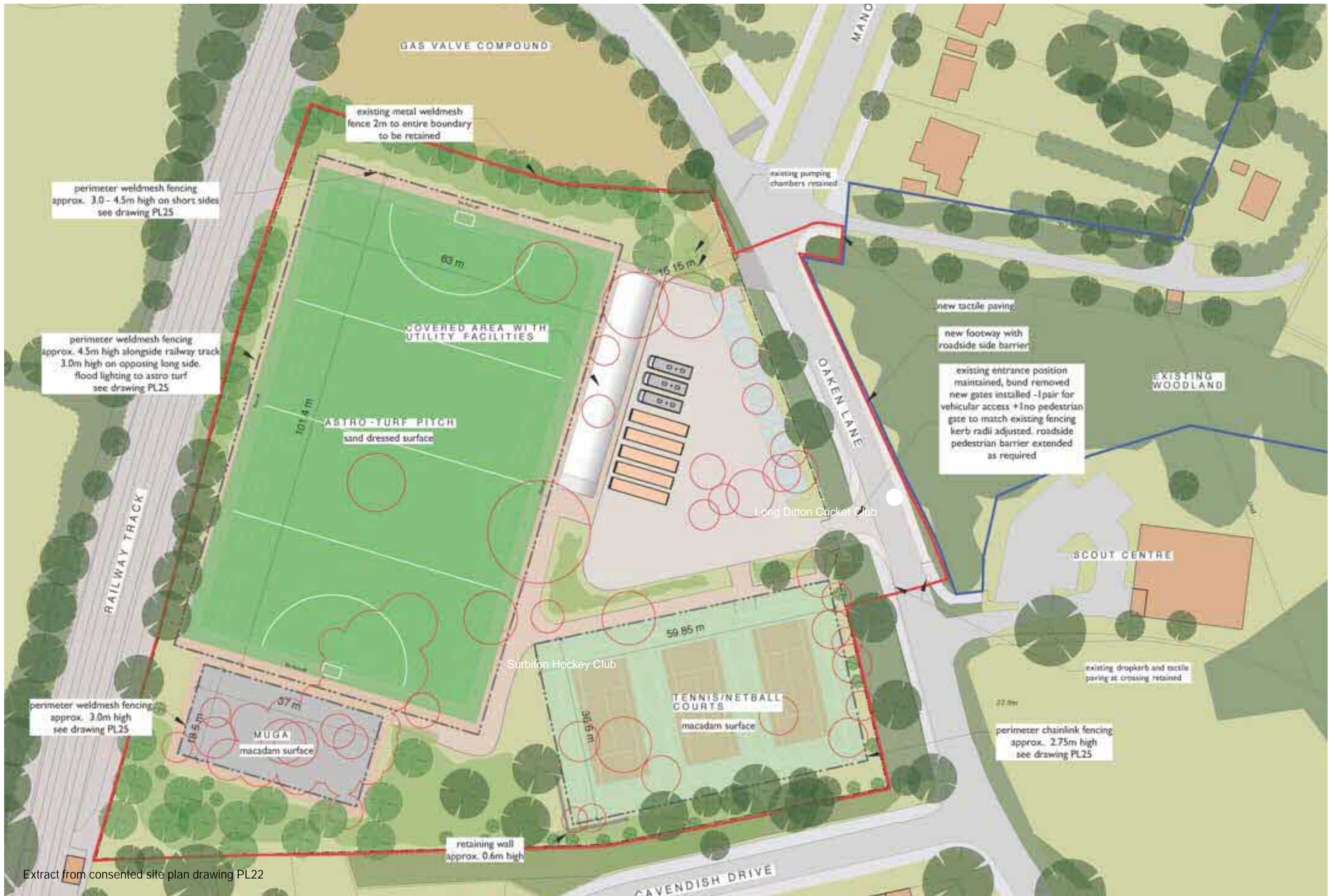
Green Belt boundary with Surbiton High School Sports Facilities identified with red dot



Aerial view of the tennis courts & pitch to Surbiton High School Sports Facilities



Aerial view of the pitch and spectator seating to Surbiton High School Sports



Extract from consented site plan drawing PL22

Summary:

The Site already has consented and built structures. The proposal seeks to address a key need for the club but in a considered manner that would not negatively affect the existing landscape character, neighbouring amenity or the openness of the Site.

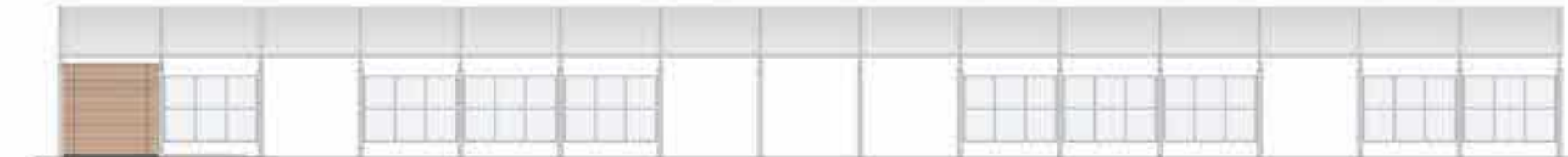
In terms of relevant policy, the proposals do not involve inappropriate development as it falls within the recognised definition of facilities for outdoor sport and recreation. The proposal is an essential component to the outdoor sports facilities and therefore falls within the scope of both NPPF Section 13 and Local Policy - DM17.



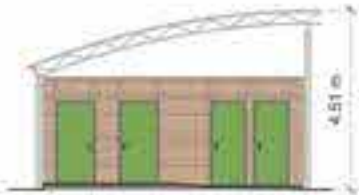
ROOF PLAN



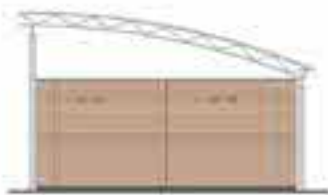
ELEVATION FACING PITCH - A



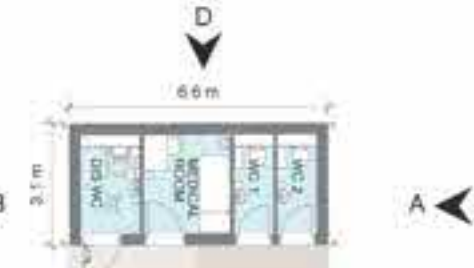
ELEVATION FACING CAR PARK - B



ELEVATION - C



ELEVATION - D



Proprietary Canopy System

PVC coated tensile fabric roof membrane on powder coated steel framework with translucent polycarbonate wind break screens in powder coated steel frame. All materials to be fire retardant. Colour - to be confirmed.

Amenity Building

Treated timber cladding on masonry structural walls. Single ply roof membrane. Steel vandal resistant powder coated doorsets. Level access to accessible WC and Medical Room. All materials to be fire retardant. Colour - to be confirmed.

AMENITY BUI

Extract from consented drawing (PL23) of the amenity building including spectator seating

KIRBY Architecture

The Old Mill, Mill Lane
Metfield, Suffolk
IP20 0LD
01473 956002
info@kirbyarchitecture.co.uk
