

- References:** P/2007/1861 01006/A/P1
- Address:** **The Arena, Shakespeare Avenue, Feltham**
- Ward:** Feltham North.
- Proposal:** Replacement of the Astro turf football pitch with natural turf at a raised level and the creation of four additional junior pitches involving landfill to the level of the existing perimeter bunds, installation of a site perimeter fence and the relocation of four lighting towers.
- Drawing numbers:** Traffic Impact Assessment received 21 May 2007.  
Planning statement including drawings FFC-01 to FFC 13 received 29 May 2007.
- Application received:** 29 May 2007.
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## 1.0 SUMMARY

- 1.1 This report assesses the proposed development of Feltham Arenas to provide five independent pitches for different age groups. Only the central pitch would be externally illuminated. The four surrounding pitches would be created on raised bunds at an equivalent height to the highest existing bund and the proposal would include security in the form of a 2.5m high chain link fence. Two of the ten floodlights would be removed and four would be positioned 10m further west and away from the nearest residential properties on Shaftesbury Avenue. No objections have been received and approval is recommended with safeguarding conditions to provide a suitable parking layout.

## 2.0 SITE DESCRIPTION

- 2.1 The site is a purpose built sports arena, oval in shape. It contains the clubhouse, main football pitch and grandstand and is bound to the northeast, southeast and southwest by land within the Feltham Arenas site. To the northwest is Shakespeare Avenue.

### HISTORY

#### **Feltham Sports Arena, Shakespeare Avenue, Feltham.**

- 2.2 **01006/A/S1** Erection of a grandstand.  
Granted 12 May 1964.
- 2.3 **01006/A/S2** Provision of floodlighting.  
No date on record.
- 2.4 **01006/A/S3** Provision of outdoor sports complex comprising athletics track, rugby, cricket and football pitches and multi-sports area and erection of floodlighting columns.  
No date on record.

- 2.5 **01006/A/S4** Siting of two temporary buildings to provide judges/timekeepers room and mini-gym for athletic track users.  
No date on record.
- 2.6 **01006/A/S5** Siting of mobile hut for athletics officials and equipment storage.  
No date on record.
- 2.7 **01006/A/S6** Installation of securister container for storage.  
No date on record.
- 2.8 **01006/B/P1** Erection of a clubhouse.  
Granted 14 November 1972.
- 2.9 **01006/A/LAW1** Certificate of Lawfulness for the replacement of the existing astroturf football pitch with new grass pitch at an increased height.  
Refused 8 May 2007.  
Reason.  
The London Borough of Hounslow as the Local Planning Authority hereby certify that on 4th April 2007, the proposed replacement of the existing astroturf football pitch with new grass pitch, at an increased height of 425 mm, is not lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase act 2004) for the following reasons:  
The proposal constitutes engineering works, as set out in section 55 of the Town and Country Planning Act 1990, by virtue of the amount by which the pitch would be raised and the amount of material involved. It is therefore development that requires planning permission.

### **3.0 DETAILS**

- 3.1 The existing pitch has an area of approximately 130m x 90m but would be reduced to 110m x 75m and moved 15m closer to the existing grandstand. It is intended that the pitch is refurbished and the astroturf is replaced with a natural, grass, playing surface. This is a requirement of the Football Association to enable the club to maintain its league status. Four smaller pitches are also proposed. These would be for mini-soccer under 7 years – under 8 years, mini-soccer under 9 years-under 10 years, youth soccer under 13 years – under 14 years and a training pitch for under 17 years to under 18 years. There would be one behind each goal and two to the northeast on the extended bunds. Only the main pitch would be illuminated.
- 3.2 Four of the existing floodlights would be moved closer to the main pitch from the northeast of the site by 10m and two would be removed completely. The four that are moved closer to the grandstand would also be raised by 425mm and would have their lighting clusters adjusted downwards to avoid impact on neighbouring residents. The four opposite the grandstand would be retained in their current position. A 2.5m high chain-link fence with barbed wire is also proposed around the site on three sides, with a normal chain-link fence securing the northwest elevation. Two gateways are proposed in the fence along the northeast boundary, one at either end. This is intended to allow the retrieval of stray footballs.

- 3.3 The existing bunds on the northeast boundary would be extended westwards but with no increase in height. This would create a flat area for the proposed under 7- under 8 years and under 9 years – under 10 years pitches. The current average height of the bunds is given as 1.8m. The astroturf on the single-existing pitch has been removed and it is proposed that works be undertaken to replace the existing materials which form the base with new, treated subsoil. The intention is to raise the height of the new pitch by 425mm. This height is attributed to the removal of 75mm of astroturf and synthetic sub-base and the replacement with 500mm of subsoil. The soil removed from below the current pitch would not be suitable to be used elsewhere on site and would be transported off site.
- 3.4 The nearest residents are those on the western side of Shaftesbury Avenue who are approximately 59m away from the site and around 70m from the nearest pitch. There are also residents to the north along Shakespeare Avenue. The southern and western boundaries are a significant distance from any neighbouring properties.
- 3.5 **Volume calculations for imported material**
- 3.6 Area A (Main pitch):  $110\text{m} \times 75\text{m} \times 0.5\text{m} = 4125\text{m}^3$ .
- 3.7 Area B (South of main pitch):  $60\text{m} \times 30\text{m} \times 1.85\text{m} = 3330\text{m}^3$ .
- 3.8 Area C (Northeast of main pitch):  $130\text{m} \times 12\text{m} \times 1.8\text{m} = 2808\text{m}^3$ .
- 3.9 Area D (Northwest of main house):  $58\text{m} \times 52\text{m} \times 1.8\text{m} = 5429\text{m}^3$ .
- 3.10 Each vehicle used to transport the imported material can carry approximately  $10\text{m}^3$  meaning a total of 1570 trips would be necessary along Shakespeare Avenue.

#### 4.0 CONSULTATIONS

- 4.1 89 neighbouring residents were notified on 22<sup>nd</sup> June 2007. Four site notices were also posted in the surrounding area. No replies were received.

#### 5.0 POLICY

##### 5.1 London Plan

**3D.5** Sports facilities

##### 5.2 Unitary Development Plan

**ENV-N.1.11** Protection and improvement of local open space.

**ENV-B.1.1** New development.

**ENV-B.1.8** Access and facilities for people with disabilities.

**ENV-P.1.8** Development proposals on or near contaminated land.

**C.5.3** Outdoor recreation

#### 6.0 PLANNING ISSUES

- 6.1 The main planning issues to consider are:

- The acceptability in principle.
- The impact on the amenities of neighbouring residents.
- The impact on the character and appearance of the site and surrounding area.

## 6.2 **The acceptability in principle**

6.3 To establish the acceptability of the principle of the proposed development it is necessary to assess it against policy ENV-N.1.11. The site is designated as Local Open Space in the Unitary Development Plan and, as such, development is controlled by policy ENV-N.1.11. The proposed development would not include any new buildings, would not lead to a deficiency in publicly accessible open space and would not form an intrusive element in the overall aspects of any playing fields. For this reason it is considered to accord with policy ENV-N.1.11. In accordance with London Plan policy 3D.5 the proposal would promote and develop London's sporting facilities and in accordance with policy C.5.3 the proposal would provide opportunities for residents and visitors for outdoor recreation. For these reasons the proposal is acceptable in principle.

6.4 The site is suspected to contain landfill material and would be subject to the necessary safeguarding conditions to accord with policy ENV-P.1.8.

## 6.5 **The impact on the amenities of neighbouring residents**

6.6 The physical changes to the site layout are unlikely to result in any unreasonable impact on amenities of neighbouring residents. There would be no loss of light to any neighbouring property, as the height of the bunds would not increase above the level of the highest existing bund and no new buildings are proposed. The neighbours closest to the site are those along the northeast boundary at Shaftesbury Avenue. These houses are approximately 59m away from the site and around 70m from the nearest pitch. With the existing floodlights being moved 10m further away from the properties on Shakespeare Avenue and angled towards the pitch there is unlikely to be any impact in terms of light pollution. A condition could be included on any decision for approval to control this further if thought necessary. There is also a large amount of vegetation in the form of trees and bushes between these properties and the site in a gap of at least 20m between the ends of their gardens and the existing bund. The applicant has confirmed that car parking would remain in its current position, to the northwest of the site and south of the houses on Shakespeare Avenue. However, this is not included in the red site outline and a condition would be required to ensure it is linked to the proposed development, if approval is recommended. The site is also accessible from Feltham Town Centre by foot and by bus from Staines Road. In accordance with policy ENV-B.1.1 the proposed development would respect the local environment and community and would not have an unreasonable impact on the amenities of neighbouring residents.

6.7 During the development works there will be lorry movements to and from the site (two movements) involved with the delivery of the material to be used to raise the levels. The applicant has submitted a traffic impact statement that indicates that there would increase traffic on Shakespeare Road by about 10.3%. This would involve about 46 movements a day, 36 of which would involve heavy vehicles, over a four month period. Subject to there being wheel washing facilities on site this amount of movement is not unreasonable bearing in mind that the existing sports arena use and the traffic that is generated by such a use.

## 6.8 **The impact on the character and appearance of the site and surrounding area**

6.9 The site is an established recreational facility and the type of development proposed would be in keeping with a use of this nature. The physical changes to the site including bunding and an increase in the number of pitches would relate well to the existing context and would remain in character. The proposed fencing is not considered to be out of the ordinary for a site like this and would relate well to the site in terms of scale and height. For these reasons the proposal is considered to be in accordance with policy ENV-B.1.1.

## 7.0 EQUAL OPPORTUNITIES IMPLICATIONS

- The submitted plans do not include details of access around the site for either able-bodied or disabled people. Details of this would be required by condition following any decision for approval. The proposal should accord with policy ENV-B.1.8.

## 8.0 CONCLUSION

- 8.1 This proposal would reconfigure the existing football pitch and surrounding grassed bunds to provide five pitches of different sizes for different age groups. These bunds would be no higher than the highest bund on site at present and would be extended to provide a greater surface area suitable for four of the proposed pitches. Other physical changes to the site would include moving four floodlights 10m further away from existing residential properties on the northeast boundary and the installation of a 2.5m high fence around the site for security purposes. Parking would remain unchanged and can be found to the north of the site next to houses on Shakespeare Avenue. The proposal is considered to relate well to the nature of the existing use and would accord with policies ENV-B.1.1, ENV-N.1.11 and C.5.3.

## 9.0 RECOMMENDATION:

### GRANT

With appropriate safeguarding conditions it is considered that the proposed replacement of the astroturf football pitch with natural turf at a raised level and the creation of four additional junior pitches involving landfill to the level of the existing perimeter bunds, installation of a site perimeter fence and the relocation of four lighting towers because of its design and appearance, would be acceptable and complimentary to the visual amenity of the locality, and would not be detrimental to the amenities of the adjoining and neighbouring properties. The development is in accordance with policies ENV-B.1.1 (New development), ENV-N.1.11 (Protection and improvement of local open space) and C.5.3 (Outdoor recreation) and of the London Borough of Hounslow UDP, Adopted December 2003.

### Conditions:

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|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| 1 | A1a (Time Limit)                                                                                                                                                                                                                                            | A1R                                                                                                            |
| 2 | B5 (Detailed applications)                                                                                                                                                                                                                                  | B5R                                                                                                            |
| 3 | J6 (Landfill)                                                                                                                                                                                                                                               | J6R                                                                                                            |
| 4 | C34 (Illumination, mud and dust)                                                                                                                                                                                                                            | C34R                                                                                                           |
| 5 | Before the commencement of the use details of access for people with impaired mobility around the site shall be submitted to and approved in writing by the Local Planning Authority. Such details shall be implemented in full and retained in perpetuity. | To ensure the development complies with policy ENV-B.1.8 (Access and facilities for people with disabilities). |