

APPLICATION NO.	P17/V0308/FUL
SITE	Field to north of Playing Fields adjacent to Village Hall, East Hanney
PARISH	EAST HANNEY
PROPOSAL	Change of use from agricultural land to amenity land including playing field and sports pitch.
WARD MEMBER(S)	Matthew Barber
APPLICANT	East Hanney Parish Council
OFFICER	Sarah Green

RECOMMENDATION

That planning permission is granted subject to the following conditions:

Standard

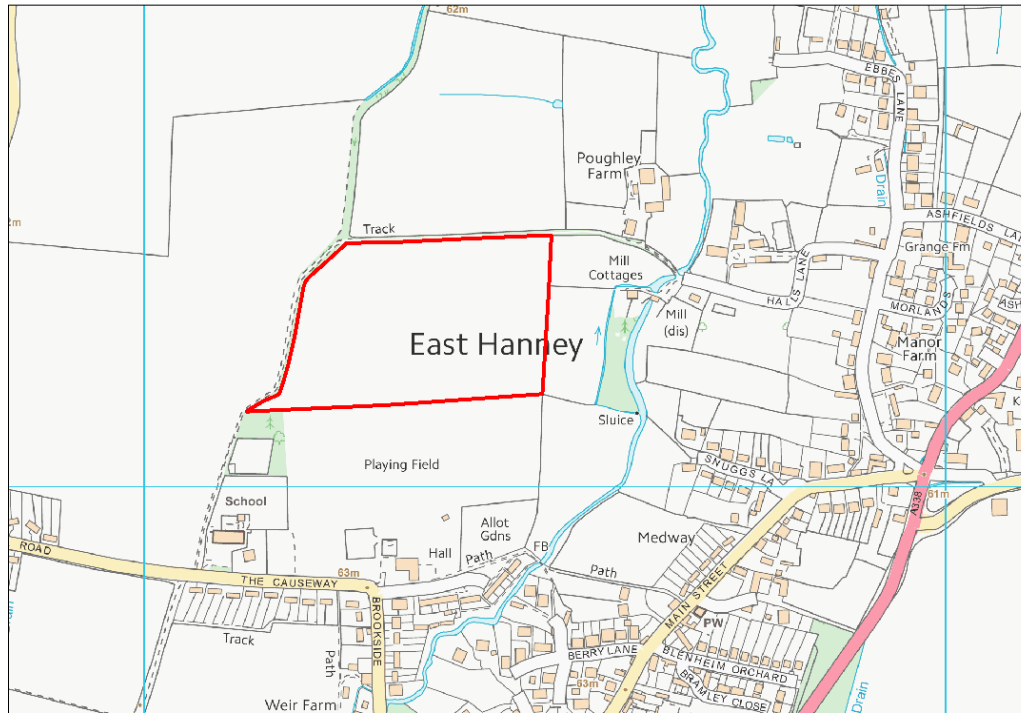
- 1 : Commencement three years - full planning permission.**
- 2 : Approved plans.**

Compliance

- 3 : No building or raising of land levels in flood zone 3.**

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application is referred to planning committee in line with the council's constitution as the site area is over 2 hectares.
- 1.2 The site is currently an agricultural field of 6.2 ha, directly to the north of the existing playing field in East Hanney, as shown on the location plan below. There are existing public rights of way to the north, west and south of the field and it can be accessed from the playing field. An area in the south east corner of the site (approximately 0.7ha) is within flood zone 3.



2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 2.1 **Oxfordshire County Council Single Response** - No objections
Drainage Engineer (Vale of White Horse District Council) - No strong views. Should be no raising of land levels in flood zone 3 south east part of site.
Countryside Officer(South Oxfordshire & Vale of White Horse) - No objection
Landscape Architect - Vale of White Horse DC - No objection
Leisure Department (Vale of White Horse DC) - Support
East Hanney Parish Council - Support
Neighbour comment (1)

3.0 **RELEVANT PLANNING HISTORY**

3.1 **Planning Application History**

N/A

3.2 **Pre-application History**

N/A

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 N/A

5.0 **MAIN ISSUES**

5.1 The relevant planning issues are the following:

- Principle
- Landscape and ecology
- Access
- Flooding

5.2 **Principle**

Proposals for new small- scale, open space, sport and recreation facilities designed to serve local communities, or schemes to extend such facilities, will be welcomed by the council subject to complying with the general policies for development set out in the Local Plan and the requirements in policy L8. Policy L8 permits small scale developments for open space provided they meet a local need, do not require buildings or works which would be of scale which would be harmful to the character of the area, and do not have a detrimental effect on the ecology of the area.

- 5.3 The field would be for the local communities of both East and West Hanney. It would provide space for a number of activities which would include organised sporting activities such as football and rugby, general walking, dog walking, outdoor keep fit activities and BMX cycling. The parish council are also seeking to provide a wild flower meadow and additional native hedge and tree planting. The exact layout of activities has yet to be decided but an illustrative layout has been included within the Design and Access Statement to show how they could be laid out.

5.4 **Landscape and ecology impact**

The existing field is contained by the existing boundary vegetation and additional landscaping and a wild flower meadow are proposed as part of the scheme. It is considered that the development will not visually harm the wider landscape.

- 5.5 The inclusion of the wild flower or hay meadow, a wild area and additional planting are welcomed and will enhance the biodiversity of the area and are supported by policy CP46 of the Local Plan.

5.6 **Access**

The site is located adjacent to the existing playing fields in the village and will be accessible from the existing field. Car parking is available at the village hall adjacent to the fields. There is also a BOAT to the north and west of the field and a public footpath adjacent to the south. These link into the various public rights of way which serve the built areas of the village to the east and south and also West Hanney. The site is therefore very accessible on foot by the local community. Any changes to the public rights of way would require separate consent by the county council for any works.

5.7 **Flooding**

The south eastern corner of the site is within flood zone 3. The drainage engineer has commented that it should be confirmed that land levels will not be raised in this area to ensure that the risk of flooding is not increased. The applicant has confirmed that there will be no raising of land levels on the whole site except for some small bumps for the children's BMX area and all planned outdoor gym equipment will be outside the flood zone. As the layout of activities is not confirmed at this stage, a condition stipulating that no raising of land levels in the flood zone will ensure that flood risk will not be affected by the development.

6.0 **CONCLUSION**

- 6.1 The proposal would comply with the relevant development plan policies. It is considered an acceptable use and it would not harm the wider landscape or highway safety and would not increase flood risk. The application is recommended for approval.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part1 policies

- CP01 - Presumption in Favour of Sustainable Development
- CP42 - Flood Risk
- CP44 - Landscape
- CP46 - Conservation and Improvement of Biodiversity

Vale of White Horse Local Plan 2011 policies

- DC5 - Access
- DC6 - Landscaping
- DC9 - The Impact of Development on Neighbouring Uses
- L8 - Provision of small-scale Local Leisure Facilities
- L9 - The Provision of Countryside Recreation Facilities

National Planning Policy Framework, 2012

Planning Practice Guidance, 2014

Design Guide SPD, 2015

Equalities Act, 2010

The proposal has been assessed against the public sector equality duty in section 149 of the Equalities Act. It is considered that no recognised group will be disadvantaged by the proposal.

Author: Sarah Green

Email: planning@whitehorsedc.gov.uk

Tel: 01235 422600