

<p>Sandwell MBC C/O Turley</p>	<p>Proposed demolition of existing freestanding changing room building and erection of leisure centre (Class D2) including a 10 lane competition 50m swimming pool, competition diving pool, community pool, spectator seating, sports hall(s), fitness suite, studios and other complementary uses, with associated outdoor football pitch and informal play space, parking, utilities and landscaping provisions, together with temporary works to enable the site to first serve as a venue for the Birmingham Commonwealth Games. Londonderry Playing Fields Londonderry Lane Smethwick</p>
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Date Valid Application Received: 29 January 2019

1. Recommendations

Approval is recommended subject to no objection from statutory bodies yet to provide comments, amendments as requested, call-in by the Secretary of State and ratification by Full Council, and to the following conditions:-

- i) Submission of external materials;
- ii) Submission of a contamination remediation scheme;
- iii) Submission of a contaminated land verification report;
- iv) Submission of a construction method statement/management plan;
- v) Submission of a lighting scheme in a phased manner;
- vi) Submission of a landscape management plan;
- vii) Submission of boundary treatment details;
- viii) Landscape details – implementation;
- ix) Submission of a habitat/nature conservation management plan;

- x) Submission of a scheme of noise attenuation for legacy mode;
- xi) Construction limited to between 8am and 6pm Monday to Friday; 9am and 1pm Saturdays with no working on Sundays or Bank Holidays;
- xii) Submission of anti-terror measures for public realm;
- xiii) Submission of level details;
- xiv) Submission of employment construction strategy;
- xv) Limit the hours of the end use to between 6am and 10pm Monday to Friday; 7am and 10pm Saturdays, Sundays and Bank Holidays.
- xvi) Submission of highway improvement scheme;
- xvii) Submission of a Games management plan;
- xviii) Submission of a Games to legacy handover plan/schedule;
- xix) Provision of a vehicle charging points;
- xx) Requires compliance with 'legacy' Travel Plan;
- xxi) Arboriculture Survey – Implementation;
- xxii) The provision of cycle parking prior to legacy use;
- xxiii) Submission of foul and surface water drainage; and,
- xxiv) Drainage Strategy – compliance.

2. Observations

The application is being brought to the attention of your Committee as the proposal is a departure from the Local Plan. Additionally, the proposal is major in nature, the application has been submitted by the Council and the site is Council-owned.

In the interests of clarity, 'Games mode' will refer to the facility's use during the Commonwealth Games, while 'legacy mode' will refer to the primary leisure use following the Games.

The Application Site

The proposal relates to Londonderry Playing Fields – an area of open space to the north of Londonderry Lane, bounded by inter-war housing to the north, east and west. The character of the surrounding area is predominantly residential.

The Proposal

This is a full planning application for the demolition of a changing room building and the erection of a leisure centre with a ten lane 50m competition swimming pool, competition diving pool,

community pool, spectator seating, sports halls, fitness suite, studios and other complementary uses. The site would also accommodate an outdoor football pitch and informal play space, parking, utilities and landscaping provisions. Temporary works are also required to enable the complex to first serve as a venue for the 2022 Commonwealth Games, Birmingham.

The building is expressed as two connected elements. The first is a main frontage to Londonderry Lane, which would house the reception/café and fitness suites. This has been designed to have a key presence marked by a double height colonnade and glazing to provide views to the activities within.

The second element is an extensively glazed two storey element at the rear where the pool halls and sport hall would be housed under a curved roof. This has been designed to respond to the park setting and to provide an enlivened façade with views into and out of the building, given that all aspects are visible and can be walked around.

The height of the building would be circa 23m above ground level at its highest point. This scale has been informed by the activities to take place within the space, including the bank of spectator seating required for the Commonwealth Games and the clear height required over the diving boards in the pool hall. The change in levels across the site has been used to advantage to enable a reduction in perceived heights off Londonderry Lane and the immediate surrounding properties.

Cars visiting the leisure centre and sports facilities would be able to access the site via a main access point off Londonderry Lane. This vehicular access point would re-use the existing access point which serves the site, providing access to the car park and football pitch to the rear. The car park would provide a total of 298 dedicated car parking bays (inclusive of 28 disabled bays), 48 cycling spaces, and parking for four coaches and three minibuses.

A landscaping strategy has been developed which would deliver high quality functional areas and amenity value, reflecting local identity and the surroundings of the application site, notably the existing open space and parkland setting.

It is worthy to note that works approved under this application, would be largely intended to serve the legacy mode. Games

mode operation and transport would be approved via condition, once these details are finalised.

A screening request was considered prior to the formal application submission which concluded an Environmental Statement was not required.

Publicity

The application has been publicised by 1032 neighbour notification letters, site and press notice. At the time of writing, five letters of objection have been received.

The main points of objection may be summarised as follows:-

- i) Loss of open space/not in accordance with policy;
- ii) Increased disturbance;
- iii) Lack of consultation;
- iv) Inadequate local highway infrastructure;
- v) No mention of Games detail;
- vi) Landscaping;
- vii) Drainage;
- viii) Air Quality;
- ix) Visual impact/massing/scale;
- x) Ecology/wildlife; and,
- xi) Lack of separate male/female changing facilities.

Statutory Consultee Responses

Planning Policy - The proposal is at odds with SAD EOS4 Community Open Space Policy wording, which states: 'Community Open Spaces are open spaces which are physically accessible and publicly available.' The NPPF states that major leisure proposals should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered (NPPF para 86). A sequential test is required to demonstrate the proposal cannot fit either into or adjacent to a more appropriate centre. If a proposal fails the sequential test the NPPF states a proposal should be refused. However, Para 97 of the NPPF sets out criteria where building on existing open space or sports facilities can be acceptable: "c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use."

Urban Design – No overall objection, but conditions and design amendments requested.

Sport England – No objection subject to condition.

Police – Objection. Lack of Secure By Design principles and anti-terrorism measures. The agent has been sent the comments for comment; although the anti-terrorism measures could be ensured by condition.

Noise – No overall objection subject to conditions.

Air Quality - No comments as yet. Suggested mitigation measures are expected.

Contaminated Land – No comments as yet. Suggested standard conditions in respect of a desktop based assessment and remediation are expected.

Highways – No comments at the time of writing this report, although conditions should ensure the recommendations of the Transport Assessment, particularly in respect of junction improvements. An updated will be provide at your meeting.

Wildlife Trust – No comments at the time of writing this report, but raised no objection at pre-application. The Trust would seek for production of detailed planting plans, as part of the planning application, depicting the species to be used within green infrastructure planting which can be ensured by condition.

Lead Local Flood Authority – No comments at the time of writing this report.

Responses to objections

It is acknowledged that several of the points raised relate to Games mode. However, as this would be for a temporary period, and specific details are yet to be submitted, my response relates largely to the effects of the legacy development.

In addressing the points in turn:-

- i) Loss of open space and policy considerations will be discussed further in the report.

- ii) I acknowledge that the development would increase the surrounding noise environment, however, the Council's Noise EHO has no objection subject to conditions. The increase in noise is therefore considered to be manageable.
- iii) Public consultation was carried out by the Council in advance of the planning application. Further consultation, exceeding statutory requirements, was conducted by the Council as the local planning authority.
- iv) The Highways officer is yet to comment on the scheme, but has considered the scheme at pre-application stage. Conditions relating to the Transport Assessment and highway improvements could lessen concerns over highway impact.
- v) As referred to above, final details of Games mode are yet to be finalised, but the impact will obviously be for a temporary period.
- vi) A landscaping scheme has been submitted and can be ensured by condition.
- vii) The Lead Local Flood Authority is yet to comment on the Drainage Strategy.
- viii) No concern was raised by the EHO at pre-application stage, and mitigation in the form of compliance with an approved Travel Plan, Electric Vehicle charging bays and a construction management plan was suggested. Air quality impact during Games mode is not anticipated to be significant, as public parking during this time is highly likely to be sited away from the development site.
- ix) The visual impact of a building of such scale is of concern. However, separation distances between the proposed building and the existing housing, coupled with the soft and hard landscaping, assists in assimilating the building into the parkland setting. Well-established poplar trees around the perimeter of the park also aid in mitigating some of the visual impact.
- x) The Wildlife Trust had no overall concerns at pre-application.

- xi) Unisex changing rooms are a preference of the applicant, and are not a material planning consideration. The concerns have been passed on to the applicant.

Planning Policy and Other Material Considerations

In addressing the policy concerns the submitted Planning Statement draws on a review conducted in 2016 by the Council of Sandwell's sports and leisure facilities. Some of the review's key findings were that the quality of both Langley and Smethwick Swimming centres were poor; there was an 11% unmet demand in swimming provision in Sandwell; a lack of competition swimming facilities in the West Midlands; and large sports halls in Sandwell were lacking, with existing provision of varying quality.

With acknowledgment of the above context, it is clearly material that the site has an existing allocation as Community Open Space. The submitted Planning Statement highlights that it is relevant that Policy SAD EOS4 does not afford any specific protection to areas of Community Open Space, although it does make clear that an acceptable level of open space provision should be made available, within walking distance, to all the Borough's residents. However, the improvement of the outdoor pitches and informal open space could outweigh the partial loss of the existing playing fields. Furthermore, I note that Sport England has no objection to the development subject to conditions.

In respect of sequential test and the provisions of the NPPF, the Planning Statement provides details of nine alternative sites which the Council considered when looking for a location for the facility. Discounting these sites on the grounds of being unsuitable in location, as well as having ownership and legal constraints made the application site the viable option. The application site was chosen as it is of a suitable size, is capable of accommodating the specification of the development and is readily available to the applicants to undertake the requisite works within the prescribed timeframe. The site's location, adjacent to Queens Head Local Centre, is relative to the facility's main catchment, and readily accessible by a choice of transport modes. The Planning Statement highlights that the site can also become operational without compromise to the vitality or viability

of existing centres in the Borough, and that in this context, the site is a sustainable option.

Conclusion

On balance, taking into account the material factors outlined above, the proposal would provide a venue for a sporting event of national significance, and provide a legacy of a leisure facility for which a local need has been identified.

The application is recommended for approval, subject to conditions.

3. Relevant History

DC/19/62600 Screening opinion for the proposed redevelopment of land for a leisure centre and associated recreational uses – Pending consideration.

4. Central Government Guidance

National Planning Policy Framework Paras 86, 90 and 97.

5. Development Plan Policy

Black Country Core Strategy:-

EMP5 - Improving Access to the Labour Market

TRAN2 - Managing Transport Impacts of New Development

TRAN4 – Creating Coherent Networks for Cycling and for Walking

TRAN5 – Influencing Travel Demand for Travel and travel Choices

ENV1 – Nature Conservation

ENV3 - Design Quality

ENV5 - Flood Risk, Sustainable Drainage Systems and Urban Heat Island

ENV6 - Open Space, Sport and Recreation

ENV7 - Renewable Energy

ENV8 – Air Quality

Site Allocations and Delivery Development Plan Document:-

SAD EMP2 – Training and Recruitment
SAD EOS4 - Community Open Space
SAD EOS 9 - Urban Design Principles

6. Contact Officer

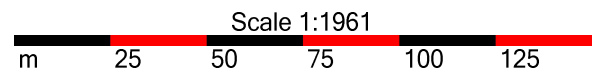
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DC/16/62642
Londonderry Playing Fields



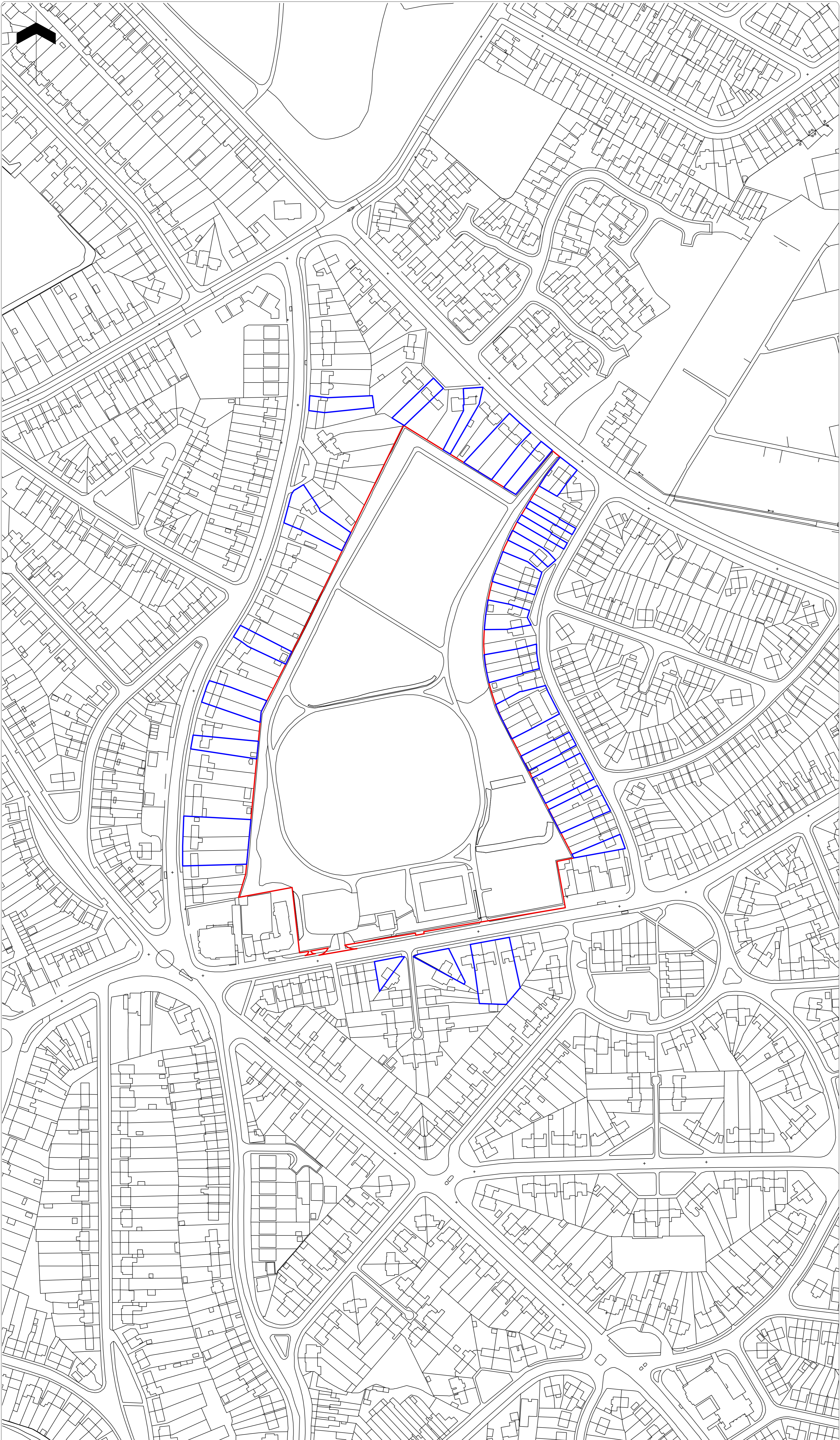
Legend

Scale 1:1961



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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	28 February 2019
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Notes

1. Do not scale from this drawing
2. To be read in conjunction with all other Landscape Architect's drawings:
 8963-ALA-00-XX-DR-0001-Illustrative Masterplan
 8963-ALA-00-XX-DR-0006-Landscape General Arrangement Plan
 8963-ALA-00-XX-DR-0008-Tree Retention and Removal Plan
 8963-ALA-00-XX-DR-0009-Ex and Prop Site Plan
 8963-ALA-00-XX-DR-0010-Proposed Site Sections
 8963-ALA-00-XX-DR-00120Existing Site Plan
 8963-ALA-00-XX-DR-0013-Phase 1 Site Plan
 8963-ALA-00-XX-DR-0014-Phase 2 Games Mode Schematic Plan
 8963-ALA-00-XX-DR-0015-Londonderry Lane Section Elevation
3. To be read in conjunction with Landscape Design Reports
 8963-ALA-00-XX-RP-L-0002-Landscape Strategy
 8963-ALA-00-XX-RP-L-0003-Landscape Visual Appraisal

KEY

- Application Boundary
- Land in the ownership of the applicant

ID	RISK	MITIGATION	Date Mitigated
RESIDUAL PROJECT RISKS			

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
REVISIONS				

SUITABILITY
S2 - Planning

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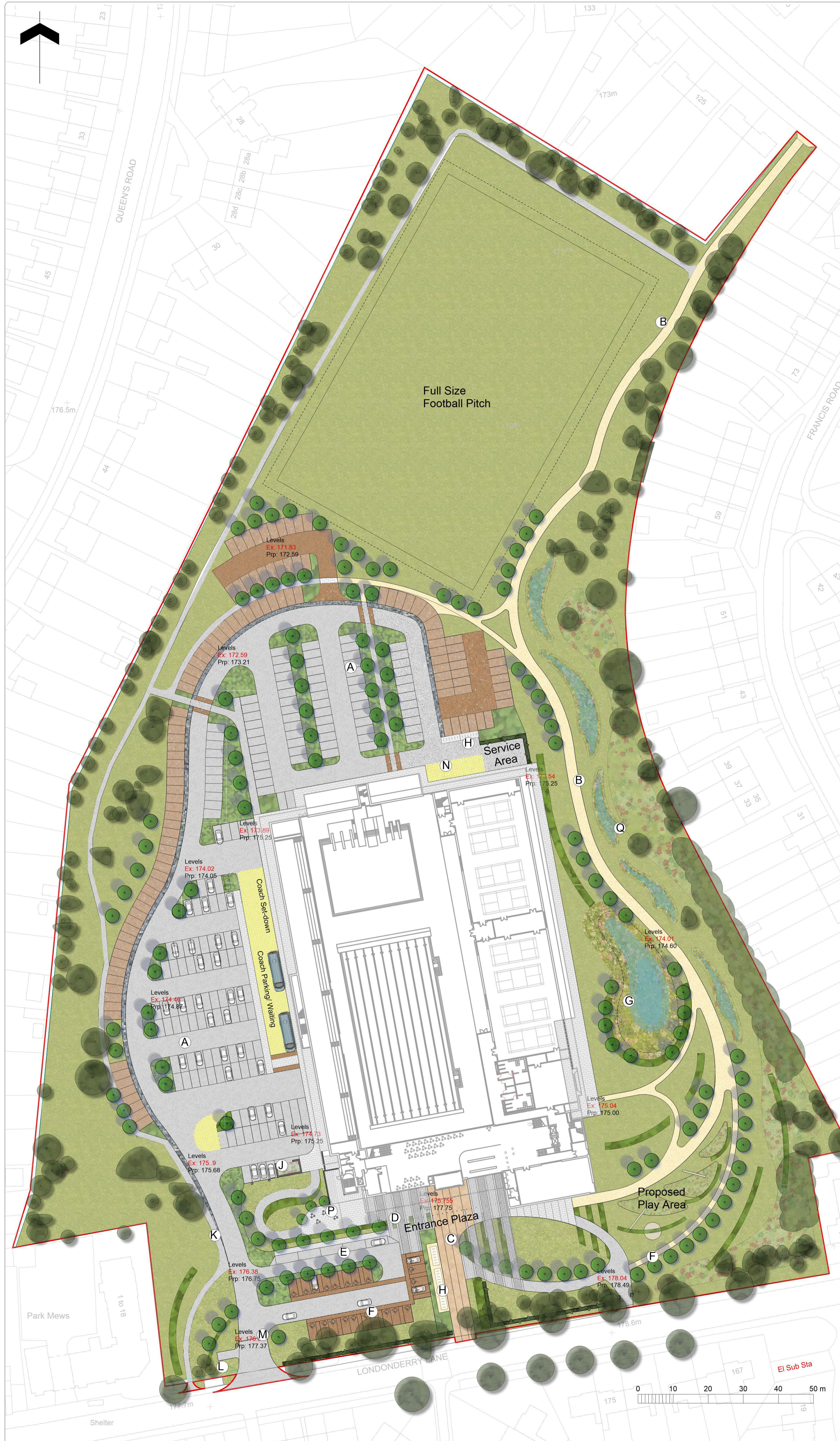
CLIENT:
Wates Construction Ltd

PROJECT TITLE:
Sandwell Aquatics Centre

DRAWING TITLE:
Site Location Plan

DRAWING SCALE: 1:1250
 PAPER SIZE: A1
 DRAWN BY: CB
 APPROVED BY: JG
 DRAWN DATE: 25.01.2019
 ALA PROJECT CODE: ALA482

DRAWING NUMBER: 8963-ALA-00-XX-DR-L-0011
 SUITABILITY: S2
 REVISION: P01



- Notes**
- Do not scale from this drawing
 - To be read in conjunction with all other Landscape Architect's drawings:
- 8963-ALA-00-XX-DR-0006-Landscape General Arrangement Plan
 - 8963-ALA-00-XX-DR-0008-Tree Retention and Removal Plan
 - 8963-ALA-00-XX-DR-0009-Ex and Prp Site Plan
 - 8963-ALA-00-XX-DR-0010-Proposed Site Sections
 - 8963-ALA-00-XX-DR-0011-Site Location Plan
 - 8963-ALA-00-XX-DR-0012-Existing Site Plan
 - 8963-ALA-00-XX-DR-0013-Phase 1 Site Plan
 - 8963-ALA-00-XX-DR-0014-Phase 2 Games Mode Schematic Plan
 - 8963-ALA-00-XX-DR-0015-Londonderry Lane Section Elevation
- To be read in conjunction with Landscape Design Reports
 - 8963-ALA-00-XX-RP-L-0002-Landscape Strategy
 - 8963-ALA-00-XX-RP-L-0003-Landscape Visual Appraisal

- KEY**
- Application Boundary
 - Car Park Surface Tarmac
 - Park Edge Parking Block paving
 - Park Edge Parking Gravel
 - Car Park Verge Block paving
 - Footpath Surface Tarmac
 - Feature Entrance Paving Block paving
 - Park Footpath Surface (Hot rolled asphalt with coloured chippings)
 - Existing Tree Retained
 - Proposed Tree
 - Amenity Grass
 - Meadow Grass Established through mowing
 - Shrub/ Herbaceous Planting
 - Hedge Planting
 - Levels Ex: 178.04 Prp: 178.49
- A** Total parking = 326Nr including 28Nr disabled, and 16Nr EVC
Mini bus parking = 3Nr
Coach Set-Down = 4Nr
 - B** New shared footpath/ cycle-way
 - C** Main pedestrian approach
 - D** Vehicular bollards
 - E** Visitor drop-off
 - F** Accessible parking bays
 - G** Wetland habitat meadow
 - H** 48Nr Covered cycle parking
 - J** Secluded kitchen bin store
 - K** Existing footpath (re-routed to connect the south of the site)
 - L** Location of Sub Station, tbc
 - M** Location of vehicular barrier
 - N** Ambulance bay and delivery
 - P** Outdoor cafe area
 - Q** SuDS Feature (Swales)

ID	RISK	MITIGATION	Date Mitigated
RESIDUAL PROJECT RISKS			

DATE	REV	DESCRIPTION OF REVISION	DRAWN APPROVED BY
27/01/19	P11	Issued for Planning	CB JG
25/01/19	P10	Draft issued for client review - southern entrance space revised	CB JG
13/01/19	P09	Parking numbers and layout revised following client feedback on draft stage 2 proposals	CB JG
07/12/18	P08	Amendments following client comments	CB JG
04/12/18	P07	Amendments to car park. Disabled bays reduced to 27Nr	CB JG

REVISIONS

SUITABILITY
S2 - PLANNING

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PROJECT TITLE:
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