

PLANNING DESIGN STATEMENT

Proposed New Leisure Facility,
Seaton Park,
Arbroath.



Jan. 2016

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LOCATION

The site is located in Seaton Park, on the eastern side of Arbroath in the Cliffburn/Hayshead Area.



The Site is in the centre of a residential community, in close proximity to Academy (300m North of site), Victoria Park (500m South of site), and the Arbroath Abbey (1km to the west of site). The three primary schools in North Arbroath lie within a mile of the facility.

The site is on existing parkland currently occupied by a large 11-a-side football pitch and was previously owned by Angus Council, but recently a Purchase Agreement has been reached with Angus Council for the Long Term Lease of the site to the current applicant. No use has been made of the pitch for some five or six years so the area is now used by local dog walkers.

Voigt Architects worked with the Arbroath Residents of Cliffburn and Hayshead (ARCH), in conjunction with the Charity Group Showcase the Street, to develop proposals for a **Modern Leisure Facility** community leisure facility, and recently this has incorporated the involvement of numerous sports clubs within Arbroath and the endorsement of the newly formed Arbroath Community Council.

SITE & CONTEXT



The existing site is grass parkland with a large 11-a-side football pitch running north-south, including a small clubhouse and temporary changing facilities on the North-East corner of the site. These have not been used for several years and are in very poor condition.



The site is bordered by the two roads of St Ninians Rd (North) and Seaton Road (West); whilst the other boundaries are to the Seaton Grove Care Centre (South) and residential housing (West) respectively.



The majority of nearby housing is two stories, and to the North there is a small modern landscaped public space adjacent to numerous shops.



PLANNING HISTORY

The site has had several planning applications in the last 15 years, mostly relating to the use of the land and proposals for Car Boot Sales.

- 1. Reconfiguration of layout of car boot sale and variation of condition 6 of planning permission ref: 00/00694/COU and condition 3 of planning permission ref: 01/01249/FUL to allow for entry to the park from 0730 hours.**
 - Ref. No: 10/00132/FUL
 - Status: Approved Subject to Conditions

- 2. Use of Land for Cart Boot Sales (Weekly on Sundays) between April and November**
 - Ref. No: 00/00694/COU
 - Status: Approved Subject to Conditions

- 3. Use of Land for Cart Boot Sales (Weekly on Sundays) between April and November**
 - Ref. No: 00/00287/COU
 - Status: Withdrawn

- 4. Alterations and Extension To Clubrooms And Proposed Stand And Placement Of Portacabins.**
 - Ref. No: 96/00159/FULL
 - Status: Approved Subject to Conditions

- 5. Use of Land for Weekly Car Boot Sales and Lifting of Conditions 1, 2, 3 and 8 on Consent 00/00694/COU.**
 - Ref. No: 01/01249/FUL
 - Status: Approved Subject to Conditions

The current proposed development is **not** classified as a major application as the development come under the required areas:

- Development Site Area = 1.72 Ha (Major applications = over 2 Ha)
- Development Floor Area = 1,1820 m² (Major applications = over 5,000 m²)

PRE-APPLICATION DISCUSSIONS

There have been numerous pre-application discussions with the planning department at senior level, incorporating the Planning, Communities and Education departments. Several presentations were made to the various groups during 2014 and 2015 which led to support at council level and the agreement for a Long term lease of the site to the applicant.

COMMUNITY CONSULTATIONS

Even though not required as part of the planning process there has been significant community consultations carried out. ARCH chairperson Arthur Pritchard has been involved in numerous community consultations over four years, and has even accompanied members of the Community Planning Department (in 2012). Copies of the various reports and responses are available, and they are summarised as follows:

2007 and 2012: ARCH surveyed all local residents regarding the development of Seaton Park. Over 200 residents responded. Overwhelmingly the view of local residents was that Seaton Park should be developed as a recreational space with facilities for the community. Overwhelmingly the view was opposed to the area being used for housing and was strongly in favour of community use. ARCH has retained all the responses.

2013: the then Community Planning department conducted a more generalised survey regarding the Clifftown/Hayshead area. This was a 'face to face' survey where 25% of doors were visited and people answered face to face. The survey addressed areas such as safety in the community, refuge and litter, housing etc as well as looking at local leisure facilities etc. The development of Seaton Park came 'top of the list' in terms of comments/responses.

2015: prior to the planning being submitted ARCH asked all local residents through their quarterly newsletters, how a community indoor facility could be used by the local community. Suggestions for use were included. Very positive responses have been received suggesting a wide range of activities such as: Pilates, Aerobics, Walking Football, Yoga, Senior Citizens Club, Youth Club, Jazzercise, Basketball, Indoor Bowls and Zumba.

A presentation was also made to a group of local football clubs in November 2015, with a view to them supporting and using the new facility under a new Umbrella group of Seaton park Football Clubs. The SFA are currently supporting this with a view to establishing a steering group to achieve the 'Development Status' organisation and the quality mark level.

The following local sports organisations have pledged support towards the facility and are key members of the steering group:

- Arbroath Football Club
- Arbroath Harp
- Arbroath High School FPs
- Arbroath Lads Club
- Arbroath Vics
- FC Porty
- St Murdochs FC

The local schools and colleges (primary, secondary and D&A College) have also pledged support, and discussions have been held with the main contact for Physical Education in Angus/Arbroath.

- The Arbroath and District Boxing Club has also expressed an interest in the utilisation of the indoor hall.

SHOWCASE THE STREET - PROFILE

Showcase the Street was set up as a local charity in 2003, and since its inception it has expanded and now works in seven local authority areas of Scotland. The aims of the group have been to bring inspiration, education and enjoyment of the arts and other activities to young people across all areas with an emphasis on young people staying in areas of deprivation or rural isolation.

The charity originally started in Arbroath and have a long track record in the town working from a leased facility in Lindsay Street with around 300 young people every week. Expansions into areas of sport and wider activity have also been at the forefront of Showcase the Street's work and in September, 2014, they opened the new sports and arts facility in the Maryfield area of Dundee which has already seen ground breaking projects in subjects such as employability training, early years and youth justice as well as a vital facility which is well used by one of the most deprived communities in Scotland.

The charities partnership approach has always been held in high regard by the local authority with Showcase winning the Angus Council Community Ambassador Awards as well as yearly awards in educational partnerships. The charity is also involved in several key partnership groups at both statutory and third sector level. A recent project led by Showcase in the Monifieth area using football as a tool and involving a partnership approach with Police Scotland and Monifieth High school brought about an 80% reduction in youth related crime.

This partnership approach led to discussions with Community Officers from Angus Council and ARCH the local residents group some two years ago about developing this idea for Seaton Park. This led to Showcase the Street through their experienced Chairperson Fergus Storrier going through a Community Asset Transfer process in respect of Seaton Park with Angus Council which was fully approved at officer level with Angus Council pending planning permission and successful funding applications.

It is important to note the outcomes Showcase the Street placed in that process which also mirrored local and national outcomes for the local community which are listed below and taken from that successful process –

<p>Employment Opportunities</p>	<p>The facility will require a number of full time and part time posts these will include staff to manage the facility, admin and reception staff, sports coaches, dance coaches, café staff, cleaners, and many other posts. Further the facility offers great potential to offer wider training and volunteer opportunities, which we will work with partners locally on including Active Schools and Community Learning.</p> <p>Showcase the Street feel this fits well with The Angus Council Community Plan for <i>Communities that are Prosperous and Fair</i> especially – <i>We have a sustainable economy with good employment opportunities.</i> Also though national indicator – <i>We have tackled the significant inequalities in Scottish Society</i></p> <p>We will try to ensure a good spread of job and training opportunities for the local area which has suffered for many years with unemployment and opportunity.</p>
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<p>Income generation</p>	<p>The facility will set prices for areas such as pitch hire, sports and dance classes etc. which will support regular revenue streams, these however will be set at a rate that ensures no one is excluded. Further the project will also bring in income locally from events, and users drawn locally and nationally so starting to increase local regeneration and community aspirations. The attraction of a venue that potentially hold regional and national events due to its unique status outside Aberdeen and Glasgow will add again to the Angus Plan to develop <i>Communities that are prosperous and fair especially under indicator – Angus is a good place to live in, work in and visit.</i></p>
<p>Training Opportunities</p>	<p>Within this facility we believe there are many opportunities to develop people, especially young people in areas such as sport, the arts, admin, and volunteering experiences. This can be done by linking in with existing schemes such as 16 plus, Community Jobs Scotland, Saltire Volunteer Awards, Youth Achievement Awards, and other opportunities. Showcase will also look to further external funding streams, an example would be the project we secured in 2009 in Dundee, which resulted in 1.1million pounds of investment to work with 14-16 year olds who are disengaged with education. These main areas will touch on many of the indicators set against the Angus Council Community Plan to develop <i>Communities that are Learning and Supportive</i> especially local indicators – <i>Our Children and Young People are confident Individuals, Effective Contributors, successful learners and responsible citizens.</i> <i>Adults Maximise their potential through learning opportunities</i></p> <p>As well as National Indicators – <i>Our Children have the best start in life and are ready to succeed.</i> <i>We have tackled the significant inequalities in Scottish Society.</i></p>
<p>Environmental benefits</p>	<p>The inception of a new facility such as this can only raise the wider look of the area from an area, which has suffered for years through deprivation and other social issues into an exciting and vibrant place. The building will make full use of environmental products in heat and light and the shape and design will also complement the wider area.</p> <p>Through the planning and design there will be strong consultation with the community and groups to ensure the facility blends with the area and allows it to grow. Voigt Architects have given a great deal to the project through in kind support and are huge supporters in regenerating Arbroath as a town and the North end of the town in particular which has often felt excluded from the rest of the town.</p> <p>Our sympathetic approach to ensure we integrate into the community as well as ensuring our building meets environmental benefits locally through its running costs and design meets the local main indicator through the Angus Council Community Plan to develop <i>Communities that are Sustainable</i> in particular local outcome indicators – <i>Our communities are developed in a sustainable manner.</i> <i>Our carbon footprint is reduced.</i></p> <p>In addition we meet national indicators – <i>We live in well designed, sustainable places where people are able to access the amenities and services we need.</i></p>

<p>Quality of life benefits</p>	<p>These would be one of the main benefits of such a facility. For a long time now the Mayfield area of Arbroath has sat in the top 15% or deprived areas of Scotland in addition there are wider health and social issues that exist from higher crime rates to poor health. This facility would allow an excluded community to have a world-class sports and arts facility on their doorstep, which is administered by a charity and not a commercial organisation so allowing for greater access and continued involvement. The wide ranging list of sports and arts groups who can access the facility will also increase what is on offer locally whilst local school children and pre school groups will also be able to access the facility during the day with widened partnership working with Showcase the Street, Sports Groups and agencies increasing what they can access both during the school day and in the evenings.</p> <p>Such a facility will attract attention from national groups such as the SFA, Scottish Rugby Union and others so allowing for widened activities to be delivered to all age groups examples can be health projects linked to football such as walking football for the over 50s and men’s health programmes using football as a tool. We are also keen to develop early years opportunities and the current building in Arbroath is also a base for the Just Play programme which we see extending into this facility so offering the most disengaged families and most importantly their siblings a chance to achieve better outcomes.</p>
<p>Community Safety</p>	<p>The facility itself will increase what is on offer locally and the wider town from increase community services to wider sports and arts activities. Showcase have been heavily involved in projects in Arbroath which address Community Safety issues including the Friday Night Project at the Saltire, engaging disengaged pupils at Arbroath Academy and Arbroath High School through dance, and supporting young females in looked after through fashion. Wider we support initiatives with active schools as well as recently supporting a Focus on Alcohol project looking at using Social Media tools to work with young people. Salsus data taken from schools shows that increased activity to sports and arts activity for young people reduce their risk taking practices and again much of what will be on offer within the facility will meet this. In Dundee as an example we will also be engaging with national projects such as Street Leagues, which address homelessness, and anti social behaviour and it is likely this facility will further attract this.</p> <p>Within the user groups using the facility we have spoken with active schools co-ordinator for Arbroath Academy David Mcleish to look at a young persons user group which will also influence most of our activity. Again when the building is open we will work in partnership with local police, agencies and others who can utilise the facility to build community relationships and reduce social and crime issues. There are many areas within this project which would impact on the Angus Council Community Plan main indicator <i>Our Communities are Safe, Secure and Vibrant</i> and especially sub indicators – <i>We live longer healthier lives. We have improved the live chances for children, young people and families at risk. We live our lives safe from crime, disorder and danger. We have resilient and supportive communities where people are responsible for their own actions.</i></p>

<p>Meets an existing need resulting from lack of local service</p>	<p>There is clear evidence of the need for a Community Hub in Arbroath in the area we are proposing.</p> <p>A feasibility study carried out by ARCH locally in 2007 and again in 2012, clearly showed the community wished to gain a facility locally that –</p> <ol style="list-style-type: none"> 1. Provide activities for young people to give them alternatives to being on the street. 2. Provide activities for older people and single parents to offer them the opportunity to develop friendships within the community. 3. Include educational resources covering employment and health issues, including parenting advice. 4. Host community events encouraging community spirit. <p>The above aspirations also meet both Angus Council and National Indicators around Regeneration, Community Safety, Health, Employment and Training, all these can be offered under one roof.</p> <p>In 2013 local Community Planning teams carried out an appraisal in the Clifftown area. The issues were raised around the following areas:</p> <ul style="list-style-type: none"> • Dog Fouling • Community Safety • Lack of facilities/activities for young people • Parks • Roads • Shops • Traffic <p>It was interesting to note that a good proportion of those interviewed felt Seaton Park needed to be improved and something new such as a football facility built there.</p> <p>Again as we have noted in this report this is a unique structure outwith Glasgow and Aberdeen, that is a full size sports pitch inside a building allowing year round use for the local and wider community. Not only will it attract wider events at local, regional and potentially national level it will offer a new context to an area who for many years have asked for more localised facilities.</p> <p>In addition it will support local schools at primary and secondary level, as well as agencies such as active schools.</p>
<p>Others (please specify)</p>	<p>The facility and it's unique full size sports surface and community hub would attract a number of regional and national events to Arbroath so benefitting the local economy. In addition the facility would support wider sports and arts development for local people and the population of Angus, which again can only produce sports people and artists from our own area, which again flies the flag for Angus as a local authority.</p>

DESIGN PROPOSAL

The site has been planned with the football pitch turned at 90degrees (east-west) allowing for a new purpose built hall with associated changing/spectating facilities to the North of the Pitches. This allowed for the main access and parking to be from the North, with the new road access being from St. Ninians road away from the junction.

A new pedestrian route will be created from the North linking the recently landscaped public space with the proposed entrance, adjacent to a public drop off zone.



To protect the nearby housing extensive landscaping is proposed to the South, East and Western boundaries including a raised mound to the east (Seaton road). The two storey houses on Seaton road (opposite the site) are also raised approx. 1.5m above road level which should reduce the impact of any lighting overspill into rooms. The pitch can be subdivided into 3no. 7-a-side and 9no. 5-a-side pitches to allow flexibility of use for numerous groups.



The proposed facility is a combination of leisure, recreation & community activities; and will have:

- 1 large outdoor 3G 11-a-side pitch with warm up/training area,
- large indoor hall suitable for range of sports and activities (dance classes etc)
- Café space
- Reception, office and 2no. Meetings rooms
- Associated changing rooms
- Spectator seating for both the outdoor pitch and indoor hall

The facility has been designed in two distinct blocks, the large two storey main hall represented via a cladded box (with multi-coloured cladding to replicate a stone/brick aesthetic).

The adjacent block contains the main entrance, changing, spectator seating and associated accommodation, and will be clad in a modern vandal resistant material with various sporting silhouettes inscribed on the exterior to reflect the building's use. These silhouettes are continued inside the building on the spine wall separating the main concourse with the spectator seating for the pitch. A low pitch roof rises to the football pitch with areas of high level glazing allowing natural light into the internal spaces. A run of rooflights follow the main concourse with a large rooflight at the main entrance.



View of Entrance



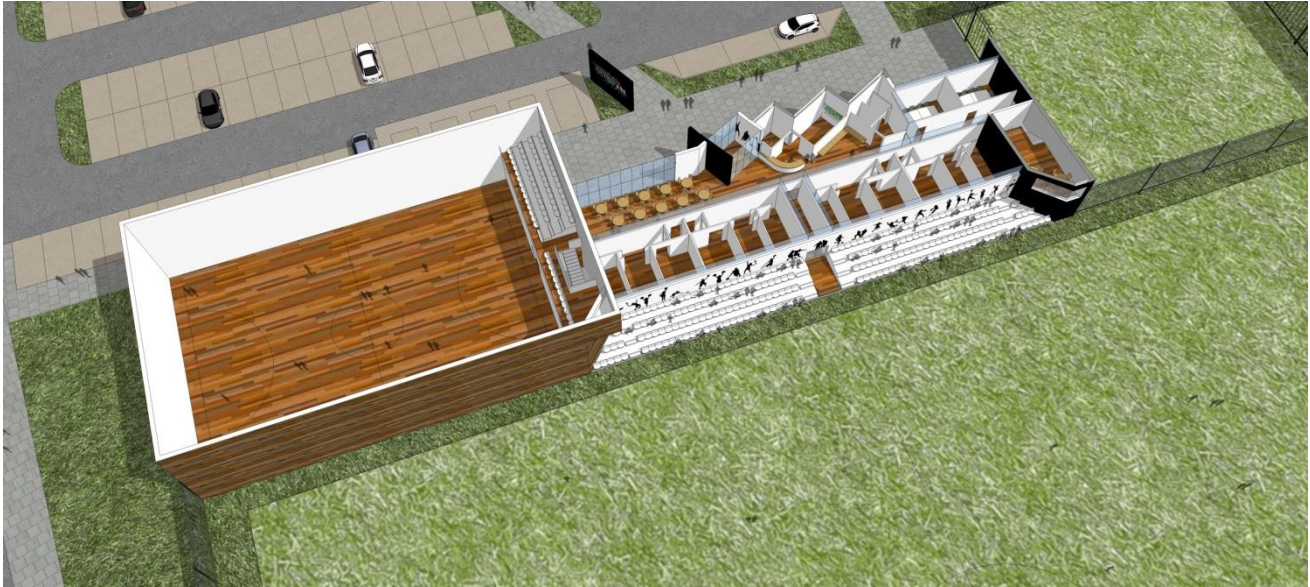
View of Approach to Main Entrance

The new facility will enable a range of indoor sports and leisure pursuits to be undertaken as part of a coordinated programme to assist the youth community under the Showcase the Street charity.

Some of these activities will already be available at other council and/or private facilities in the town however the emphasis of the project is on wider support to the community. There is a huge demand and need for such a facility that could support a number of organisations locally.

The football pitch will be a floodlit 3G surface which can be used by a number of local sports clubs. There is a huge demand locally for this in that it affords the feel of an outdoor grass surface but allows year round play. The size of the pitch also allows for the development pathways to grow and also offers a fantastic training facility. It is intended to develop a user groups for the surface with priority of bookings given to local groups in Arbroath and the surrounding area. It is anticipated the surface will also be used for many other innovative projects again working with disengaged or excluded groups, to develop health benefits across all age groups such as walking football for the over 50's and would also be keen to support local schools especially primary schools and partners such as active schools.

The building will also create new jobs, and also provide a fantastic resource for training. Showcase are already linked to groups such as SCVO Community Jobs and are also partners on the Angus Council employability forum. The building will support Community Safety with focused provision at peak times and further we wish to work with groups such as Police Scotland to support projects that they currently run with groups from Arbroath where they use football as a tool to address ASB issues.



In addition, work will continue with schools and Community Learning to develop wider use and support training and employment schemes. Showcase are members of the employability forum and recognise the wide ranging skills both soft and hard which can be gained through engagement with the new facility.

Further opportunities will emerge for volunteering for young people and community members, development of modern apprenticeship schemes, and employment and training schemes such as Community Jobs Scotland. **Showcase the Street** will also engage with the local Youth Work team and police to ensure they can continue to support and enhance diversion opportunities on offer. They will continue to work in partnership as they have done previously in the city to attract wider external funding to support partners in meeting targets through funds such as Cashback and Trusts.

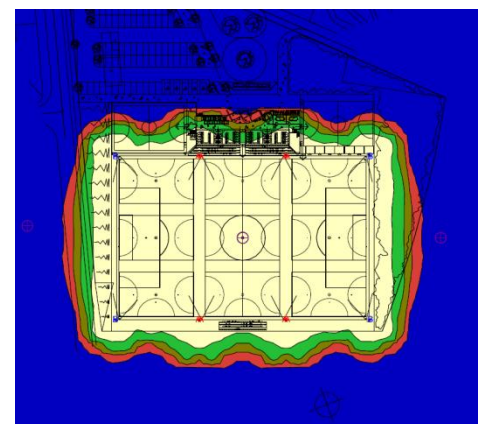
OPERATING HOURS

Showcase the Street expects the facility at Arbroath to be open between 10am and 9pm on weekdays, and around 9am to 7pm at weekends. This will be to reflect the different times of day that the users will want to be in the building. During the week a large number of the users will be in school or college or at work till around 5pm therefore the building would need to be open later to be accessible to them. At the weekend though there will be much more scope for the building to be fully utilised over the course of the whole day.

FLOODLIGHTS

DC Lighting Company in Dundee were appointed to design the floodlights and prepare a full report to accompany the planning application.

The report concluded that the 8no. new floodlights would provide adequate lighting to the pitch whilst minimising disruption to the nearby housing via controlling the lighting spillage, glare and direction of the lights.



PLANNING POLICY

It has been identified that the following Planning Policies are pertinent to the application:

- **TAYplan Strategic Development Plan:**
 - Policies 2: Shaping Better Quality Places
 - Policy 3: Managing TAYplan's assets

- **Angus Local Plan Review:**
 - S3: Design Quality;
 - S6: Development principles;
 - SC31: Sports and Recreation Facilities;
 - SC32: Open Space Protection
 - ER33: Energy Efficiency

The policies have been assessed individually to ascertain if they support the proposal.

TAYPLAN POLICY 2: SHAPING BETTER QUALITY PLACES

To deliver better quality development and places which respond to climate change, Local Development Plans, masterplans and development proposals should:

A. ensure that climate change resilience is built into the natural and built environments through:

- i. a presumption against development in areas vulnerable to coastal erosion, flood risk and rising sea levels; including the undeveloped coast. To ensure flood risk is not exacerbated, mitigation and management measures; such as those envisaged by Scottish Planning Policy, should be promoted;
- ii. reducing surface runoff including through use of sustainable drainage systems;
- iii. protecting and utilising the water and carbon storage capacity of soils, such as peatlands, and woodland/other vegetation; and,
- iv. Identifying, retaining and enhancing existing green infrastructure and spaces whilst making the best use of their multiple roles.

B. integrate new development with existing community infrastructure and work with other delivery bodies to integrate, concentrate and co-locate additional new infrastructure to optimise its coverage and capability.

C. ensure the integration of transport and land use to: reduce the need to travel and improve accessibility by foot, cycle and public transport; make the best use of existing infrastructure to achieve a walkable environment combining different land uses with green space; and, support land use and transport development by transport assessments/appraisals and travel plans where appropriate, including necessary on and offsite infrastructure.

D. ensure that waste management solutions are incorporated into development to allow users/occupants to contribute to the aims of the Scottish Government's Zero Waste Plan.

E. ensure that high resource efficiency is incorporated within development through the orientation and design of buildings, the choice of materials and the use of and low/zero carbon energy generation technologies to reduce carbon emissions and energy consumption to meet the Scottish Government's standards.

F. ensure that the arrangement, layout, design, density and mix of development and its connections are the result of understanding, incorporating and enhancing present natural and historic assets*, the multiple roles of infrastructure and networks and local design context, and meet the requirements of Scottish Government's Designing Places and Designing Streets and provide additional green infrastructure where necessary.

-Outside – In: Understanding the environmental context of a site, how a site works in its wider location and how that shapes what happens within is essential to integrating new development.

-Inside – Out: Conversely, considering how the site connects from the inside-out and builds on existing features, networks and infrastructure, enhancing these through new development.

-Integrate Networks: Making it easy, safe and desirable to walk and cycle within and between neighbourhoods utilising existing green space and water networks and enhance these areas to deliver a better quality of place and life.

-Work with the grain of the place: Respecting and working with the grain of a place. This approach will help determine the size, shape and form of development and how it can respond to adaptation to help achieve future-proofing our new communities and facilities.

Policy 2 has been assessed and the proposal will comply fully with the planning policy, a summary of which is as follows:

- The development will ensure that climate change resilience is built into the proposal. The new building will be insulated to improve the energy efficiency of the structure.
- The development will be integrated into the existing community infrastructure and it is hoped will serve the local community
- The development will utilise existing transport links to reduce the need to travel by car.
- Waste management solutions will be integral to the operations of the facility

LOCAL PLAN POLICY S3: DESIGN QUALITY

A high quality of design is encouraged in all development proposals. In considering proposals the following factors will be taken into account:

- *site location and how the development fits with the local landscape character and pattern of development;*
- *proposed site layout and the scale, massing, height, proportions and density of the development including consideration of the relationship with the existing character of the surrounding area and neighbouring buildings;*
- *use of materials, textures and colours that are sensitive to the surrounding area; and*
- *the incorporation of key views into and out of the development.*

Innovative and experimental designs will be encouraged in appropriate locations.

The proposed development is of high quality with innovative design elements.

LOCAL PLAN POLICY S6: DEVELOPMENT PRINCIPLES

Proposals for development should where appropriate have regard to the relevant principles set out in Schedule 1 which includes reference to amenity considerations; roads and parking; landscaping, open space and biodiversity; drainage and flood risk, and supporting information.

Amenity

- (a) The amenity of proposed and existing properties should not be affected by unreasonable restriction of sunlight, daylight or privacy; by smells or fumes; noise levels and vibration; emissions including smoke, soot, ash, dust, grit, or any other environmental pollution; or disturbance by vehicular or pedestrian traffic.*
- (b) Proposals should not result in unacceptable visual impact.*
- (c) Proposals close to working farms should not interfere with farming operations, and will be expected to accept the nature of the existing local environment. New houses should not be sited within 400m of an existing or proposed intensive livestock building. (Policy ER31).*

Roads/Parking/Access

- (d) Access arrangements, road layouts and parking should be in accordance with Angus Council's Roads Standards, and use innovative solutions where possible, including 'Home Zones'. Provision for cycle parking/storage for flatted development will also be required.*
- (e) Access to housing in rural areas should not go through a farm court.*
- (f) Where access is proposed by unmade/private track it will be required to be made-up to standards set out in Angus Council Advice Note 17: Miscellaneous Planning Policies. If the track exceeds 200m in length, conditions may be imposed regarding widening or the provision of passing places where necessary.*

Development should not result in the loss of public access rights. (Policy SC36)

Landscaping / Open Space / Biodiversity

- (h) Development proposals should have regard to the Landscape Character of the local area as set out in the Tayside Landscape Character Assessment (SNH 1998). (Policy ER5)*
- (i) Appropriate landscaping and boundary treatment should be an integral element in the design and layout of proposals and should include the retention and enhancement of existing physical features (e.g. hedgerows, walls, trees etc) and link to the existing green space network of the local area.*
- (j) Development should maintain or enhance habitats of importance set out in the Tayside Local Biodiversity Action Plan and should not involve loss of trees or other important landscape features or valuable habitats and species.*
- (k) The planting of native hedgerows and tree species is encouraged.*
- (l) Open space provision in developments and the maintenance of it should be in accordance with Policy SC33.*

Drainage and Flood Risk

- (m) Development sites located within areas served by public sewerage systems should be connected to that system. (Policy ER22)*
- (n) Surface water will not be permitted to drain to the public sewer. An appropriate system of disposal will be necessary which meets the requirements of the Scottish Environment Protection Agency (SEPA) and Angus Council and should have regard to good practice advice set out in the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland 2000.*
- (o) Proposals will be required to consider the potential flood risk at the location. (Policy ER28)*
- (p) Outwith areas served by public sewerage systems, where a septic tank, bio-disc or similar system is proposed to treat foul effluent and /or drainage is to a controlled water or soakaway, the consent of SEPA and Angus Council will be required. (Policy ER23).*
- (q) Proposals should incorporate appropriate waste recycling, segregation and collection facilities (Policy ER38)*
- (r) Development should minimise waste by design and during construction.*

Supporting Information

- (s) Where appropriate, planning applications should be accompanied by the necessary supporting information. Early discussion with Planning and Transport is advised to determine the level of supporting information which will be required and depending on the proposal this might include any of the following: Air Quality Assessment; Archaeological Assessment; Contaminated Land Assessment; Design Statement; Drainage Impact Assessment; Environmental Statement; Flood Risk Assessment; Landscape Assessment and/or Landscaping Scheme; Noise Impact Assessment; Retail Impact Assessment; Transport Assessment.*

The above Policy has been assessed and the proposal will comply fully with the planning policy, a summary of which is as follows:

- **Amenity** – the site is already a football pitch and new proposals will not adversely affect its surroundings
- **Roads** – Single access point for vehicles is clearly visible and away from junctions. The building will also encourage use of public transport and walking/cycling.
- **Landscaping** – the new facility ties in with an existing landscaped public space and new spaces/links have been created to the nearby streets.
- **Drainage** – the proposal will be fully designed to comply with all drainage requirements.

PARKING.

Proposed Development	Angus Council Requirements for Parking			
	Cars	Bicycles *	Motorbikes	Disabled Spaces
Swimming Pools, Gyms, Sports Halls	1 space per 10m ² of public area	1 space per 8 cars	1 space + 1 space per 20 cars	3 bays or 6% of car spaces whichever is greater
Team Sports (pitches)	20 spaces per pitch + 1 space per 10 spectator seats	1 space per 8 cars	1 space + 1 space per 20 cars	3 bays or 6% of car spaces whichever is greater

* Cycle parking should be provided by “Sheffield” style cycle racks, conveniently located close to the building entrance, lit signed and preferably covered.

A practical approach was taken in complying with these requirements:

<u>Room</u>	<u>Area</u>	<u>Number of Occupants</u>	<u>Parking to be Provided</u>
Hall 1	600 m2	10 (1no. 5-a-side pitch)	20
Spectator seating	Indoor	54	6
Main Pitch	1,740 m2	22-90 (1no. 11-a-side pitch)	20
Spectator seating	Outdoor	220	22
Café	75 m2	40 (10 tables of 4)	10 (1 per 4 no. seats)
Staff		5	5 (1 per staff member)

TOTAL REQUIRED:

83 no. car parking spaces
10 no. bicycle spaces
5 no. motorbike spaces
5 no. disabled car parking spaces

PARKING PROVIDED:

87 no. car parking spaces
(including 5 disabled spaces)

LOCAL PLAN POLICY S31: SPORTS & RECREATIONAL FACILITIES

A wide range of opportunities for sport and recreation exist in Angus through the provision of public and privately run facilities. Angus Council operates a number of sports facilities including sports centres, swimming pools, community halls, sports pitches and golf courses. These serve as a focus for the community, promote health and well being, and provide educational opportunities whilst a number of halls function as both sports and entertainment venues. In addition the three formal country parks provide opportunities for outdoor sports and activities as well as hosting major sporting events.

Angus Council is developing an Angus Sports Plan, which seeks to enhance and develop opportunities for sport and recreation in Angus through partnership working. The Local Plan seeks to encourage the development of sport and recreational facilities in Angus where they support the objectives of the Angus Sports Plan.

The Angus Sports Plan seeks to:-

- *Improve the quality of life through Leisure and Sport;*
- *Provide equality of opportunity for Angus residents and visitors to participate in Leisure and Sports activities;*
- *Strengthen partnerships for cooperation in sport to maximise the resources available and reduce duplication of effort;*
- *Create an environment to attract external funding;*
- *promote and encourage Leisure and Sports contribution to the Angus economy;*
- *Provide a clear reference point against which to identify gaps and measure developments;*
- *Further develop the network of quality sports facilities across Angus.*

NPPG11 Sport, Physical Recreation and Open Space: *Providing opportunities for sport and recreation near to where people live can make an important contribution to sustainable development. Not only does it enhance people's quality of life, but it also reduces the need for people to travel, thereby contributing to a reduction in fuel consumption and pollution.*

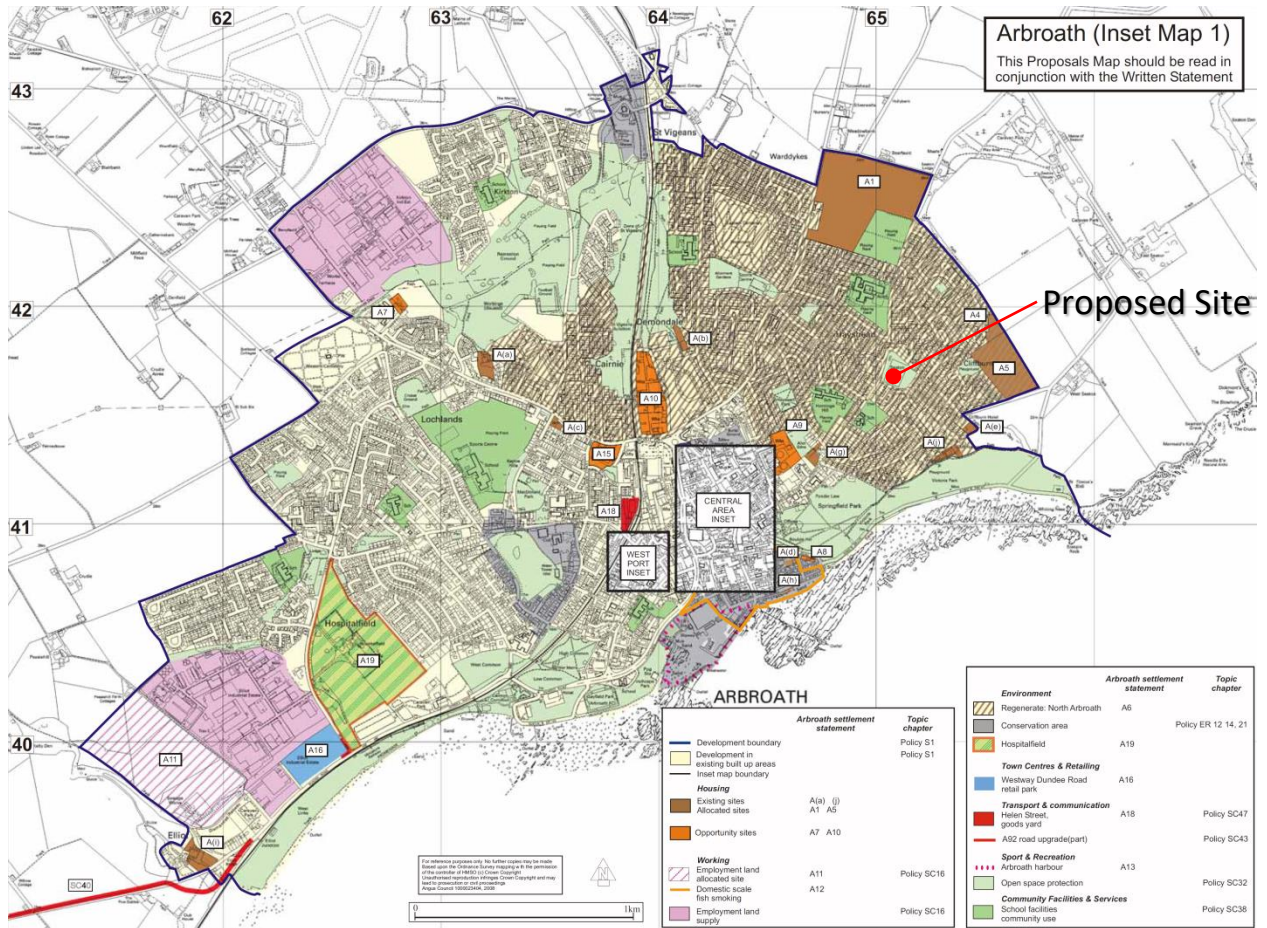
Policy S31: *"Development proposals for new and/or enhanced sport and recreational facilities should be located within the existing development boundaries, unless requiring a countryside location. Proposals will be supported where they:*

- *would significantly improve the range and/or quality of sport and recreational opportunity; or*
- *would meet an identified community need; and*
- *are of an appropriate scale and nature, and in a location which would not have a significant detrimental impact on residential amenity;*
- *would accord with other relevant policies of this Local Plan."*

The above Policy has been assessed and the proposal complies with all necessary elements and is ideally suited to help meet these plans. There is a real need for sporting facilities in Arbroath, and especially in the area surrounding Seaton Park. The new facility would significantly improve the range and quality of sport offered, will help to identify a community need and is appropriate in scale and nature. Significant measures have been taken to ensure the local residential properties are not affected. Whilst the outdoor pitch incorporates floodlights, a lighting consultant has been commissioned (and information accompanying this application) to ensure this aspect will have no detrimental impact on the local housing.

LOCAL PLAN POLICY S32: OPEN SPACE PROTECTION

The current Angus Council Local Plan designates the site to be ‘Open Space Protection SC32’ (see below)



There is a general presumption against development of open spaces of sporting, recreational, amenity or nature conservation value including those shown on the Proposals Maps, for other forms of development. The loss of open space will only be considered acceptable where:

- *the retention or enhancement of existing facilities in the area can best be achieved by the redevelopment of part of the site where this would not affect its sporting, recreational, amenity or nature conservation value or compromise its setting; or*
- *replacement open space of the same type and of at least equal quality, community benefit and accessibility to that being lost will be provided within the local area; or*
- *it is demonstrated through an open space audit that there is an identified excess of open space provision in the local area to meet existing and future requirements taking account of the sporting, recreational and amenity value of the site*

The above Policy has been assessed and the proposal is compliant in that it will replace the existing outdoor grass pitch (open space) with a much improved facility that allows for indoor and outdoor use, with the main pitch being flexible to accommodate 9no. different groups simultaneously via the smaller 5-a-side configuration.

LOCAL PLAN POLICY ER33: ENERGY EFFICIENCY

Angus Council will encourage energy efficiency through the promotion of:

- *siting, form, orientation and layout of buildings to maximise the benefits of solar energy, passive solar gain, natural ventilation and natural light;*
- *the use of landscaping and boundary treatment to modify temperature extremes, minimise heat loss due to exposure and create shelter on inner faces and entrances to buildings;*
- *optimum provision of insulation and the use of energy efficient heating/cooling systems;*
- *the re-use of building materials;*
- *local sourcing of materials;*
- *the use of a flexible design to facilitate possible future adaptation for other uses;*
- *renewable energy generation and energy efficient systems in domestic and commercial buildings where appropriate, which reduce demand for power from non-renewable sources.*

The development will ensure that climate change resilience is built into the proposal. The new building will be insulated to high standards to ensure energy efficiency of the structure.

SUMMARY

The key reasons for granting an approval for the building are the following:

- The proposal is replacing an existing pitch/parkland with a much improved facility that allows for indoor and outdoor use, the main pitch being flexible to accommodate 9no. different groups simultaneously
- The Community Transfer Asset process for the land to be leased to Showcase the Street for a 99 year period has already been approved at Officer Level within Angus Council
- The proposal provides a much needed resource for the community, and is supported by numerous local organisations at local, regional and national level
- There are no other suitable sites in Arbroath
- The building will have no detrimental effect on the existing leisure facilities in Arbroath (including the facilities at the nearby Arbroath High School) but will compliment the overall provision for Arbroath.
- The proposal will have no detrimental effect on the nearby houses, and the lighting report and proposed landscaping illustrate that every effort is being taken to ensure the houses are not disrupted
- Showcase the street has an outstanding track record with working with young people of varying backgrounds to the overall benefit of the whole community and individuals who attend each facility
- The proposal has been presented to key people in the local council/community/leisure who all support the proposal
- The proposal has been endorsed by the local Community Council
- Showcase the street are in discussions with a major sponsor who are keen to give substantial input into the project and Angus.

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