

of the NPPF and that they are consistent with the aims of the NPPF. It demonstrated that the proposal is of an appropriate form to the proposed location and therefore no negative impact on the setting or the site should arise.

Paragraph 17 of the NPPF outlines the 12 core principles for planning with the fourth and twelfth principle being relevant to this proposal. The fourth principle states that high quality design and good standards of amenity are sought for all existing and future occupiers of land and buildings. The twelfth principle states that planning must take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs. Part 7 of the NPPF contains the policies that require good design to be maintained. Relevant to this application are paragraphs 58 and 60. Paragraph 58 of the NPPF states the criteria that should be met in terms of design when determining planning applications; these including adding to the overall quality of the area and reflecting the identity of local surroundings and materials. Paragraph 60 states that architectural styles or tastes should not be imposed and innovation should not be stifled, but it is proper to seek or promote local distinctiveness.

Section 8 of the NPPF has regard to promoting healthy communities. Paragraph 70 states that to deliver the social, recreational and cultural facilities and services the community needs, planning policies should plan positively for the provision and use of shared space and community facilities to enhance the sustainability of communities and residential environments. Also, they should ensure that facilities are able to develop and modernise in a way that is sustainable and retained for the benefit of the community. Finally, an integrated approach is needed to consider the location of houses, economic uses and community facilities and services. Paragraph 73 states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provisions. Finally, paragraph 74 of the NPPF has regard to existing open spaces and recreational land such as playing fields. This paragraph states that open spaces and playing fields can be built on as long as the loss resulting from the proposed development would be replaced by equivalent or better provisions in terms of quantity and quality in a suitable location, and the development is for alternative sports and recreational provisions which the need for outweighs the loss.

The West Northamptonshire Joint Core Strategy is an adopted policy document which replaces a number of Saved Policies from the Daventry District Local Plan. Relevant to this application is policy SA, which has a presumption in favour of sustainable development. Policy RC2 of The West Northamptonshire Joint Core Strategy has regard to community needs. This policy states community facilities, such as built sport facilities and open space must demonstrate that the proposal will bring out community benefits that outweigh the loss of the existing facility, and the proposal must provide evidence that improvements can be made through the provision of a replacement facility of equal or better quality taking into account accessibility.

Saved Daventry District Local Plan Policies GN2 is a general overarching policy setting criteria all development must confirm with. Policy GN2A states that the type, scale and design must be in keeping with the locality and does not detract from its amenities. GN2B focuses on all proposals having satisfactory means of access and sufficient parking facilities. Saved Policy EN42 outlines five criteria that the design of the proposal must adhere to. The policy states that the scale, density, massing, height, landscape, layout and access of the proposal must combine to ensure that the development blends well within the site and its surroundings.

The proposal also has regard to the Braunston Neighbourhood Development Plan which has a vision to "maintain and develop a thriving, working village by encouraging development that meets the needs of local people, whilst protecting and enhancing the distinctive character and features of the settlement, and its surrounding countryside and canals." Policy E, of the Neighbourhood Plan focuses on the local services and community facilities in Braunston. Criteria B states that the loss of any facility must be replaced by equivalent or better provisions in terms of quantity and quality and it must be in a suitable location to meet the local needs. Policy F has regard to the local green spaces and other areas of public space. This policy states that these areas should be preserved in order to promote social interaction, community activity and active play. Any loss of open space will need to demonstrate that the open space is surplus to requirements, is replaced by equivalent or better provision in terms of quantity and quality in a suitable location or the development is for alternative sports or recreational provisions. Finally, policy H focuses on the important views Braunston has. The Braunston Playing Field is classed as important view 2 in the Neighbourhood Development Plan. Therefore, any proposals for this site must ensure that the openness and key feature views can continue to be enjoyed including distant buildings, areas of landscape and the juxtaposition of the village edge and the surrounding open countryside.

Also relevant to this proposal is the Supplementary Planning Guidance – The Retention of Playing Fields. The guidance states that playing fields are one of the most important resources for sports and recreation; however they are becoming an increasingly scarce resource. Objective 2 states that if any new development is proposed on a playing field, it must be ancillary to the principle use of the site, and does not affect the quantity and quality of pitches or their use. It also states that the space lost as a result of the development must be replaced by a playing field, or of an equivalent or better quality in a suitable location. Finally, the guidance states that if the new proposed development is for an outdoor sports activity, the provision of which would be of sufficient benefit to the development of sports as to outweigh the loss of the playing field space.

The proposal in effect seeks renewal of planning permission DA/2013/0420 which granted permission for the installation of a concrete skateboard park. The skate park will be located to the southwest corner of the playing field, approximately 2m away from the concrete basketball area. The skate park will be approximately 30m wide and 9m deep, totalling to 270m² and will form a shallow "bowl" type structure. The skate park will not be fenced; it will have grass embankments supporting the higher

perimeter features of the skate park to soften the visual impact the construction will have.

Due to the close proximity to the hard play basketball area, the skate park will benefit from the existing lighting. The existing lighting consists of 4 street-lamp style posts which are located in each corner of the hard standing play area facing inwards. This lightening is controlled so it has a 9:30pm turn off.

As the site is already used as a playing field, facilities already exist. A waste bin is already located next to the basketball area and is managed by the Braunston Playing Field Association. This bin will remain. The playing field itself is accessed via the Barby Road with a footpath leading to Braunston village centre. Hard standing parking facilities already exist south of the main entrance to the playing field. This will also not alter as a result of the proposal. Additionally, the maintenance of the proposed skate park will be managed by the Braunston Playing Field Association who manages the existing site. Braunston Parish Council also has contractors who mow the grounds.

The skate park is proposed for the general use of the children and youth of Braunston. The playing field can be accessed all day, every day by members of the public so the access to the skate park will also not be restricted as no fencing will be used around the facility to prohibit entry.

The scale and design of the proposed skate park is appropriate to the scale of the existing playing field. The skate park facility will be adding to the playing field itself and improving the choice of outdoor play and leisure facilities for the local residents.

Due to the large distance between the dwellinghouses on The Greenway and the playing field, residential amenity will not be harmed as the view will be restricted. This 100m space between the playing field and residential properties is open grassland, which slopes upwards towards the dwellinghouses so they do sit on land higher than the skate park, however with the distance in mind and the existing boundary hedges and trees, it is considered the view will be restricted sufficiently enough to ensure no harm to residential amenity experienced by residents as a result of the proposal. The nearby residential occupiers have raised concerns about the noise which may be generated as a result of the proposal. The skate park will be located within an existing playing field which can generate noise at any given time from the use of the existing hard-standing basketball court, football and cricket matches and from general, daily use. The comments were passed onto the Daventry District Environmental Health Officer for their consideration; however it was decided that the proposal did not raise any concerns and a Noise Impact Assessment was unnecessary.

Additionally, as the skate park has been proposed to be located away from Barby Road, it will not have an adverse impact on the road network and will not be a distraction for the passing vehicles.

Advice

That the application should be **APPROVED**