

# GREEN BELT POLICY STATEMENT

## **Replacement Sports Pavilion, on behalf of Snitterfield Parish Council and Cricket Club**

The site outlined in these proposals currently lies within the West Midlands Greenbelt, in the village of Snitterfield.

The site in its wider context accommodates sports pitches, extensive children's play equipment, a dilapidated Sports Pavilion and car parking. The pavilion has changing rooms, kitchen & toilet facilities and communal space. The Pavilion and its environs also plays a part in the annual village fete and various other activities.

The proposal for the site is to replace the existing Pavilion with a new Pavilion that is fit for purpose and to encourage ancillary uses to make the building more viable.

### PLANNING POLICY

There are specific policies to protect the Green Belt, and these have been carefully considered. Whilst the construction of new buildings in the Green Belt is generally considered inappropriate, the NPPF section 149 lists a number of exceptions including;

*(b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*

The proposal qualifies under this exclusion for reasons including:

- The primary intended purpose of the building is for outdoor sport, as at present
- At 164m<sup>2</sup> the proposed pavilion is larger than the existing building (118m<sup>2</sup>) but substantially smaller than the one already approved under the previous planning application 22/01391/FUL (222m<sup>2</sup>)
- The building must meet the ECB's TS5 standards for Pavilions and Clubhouses in order to release sources of funds on which the project depends. The layout has been designed to occupy the smallest footprint possible whilst meeting these standards. Specifically it delivers the following facilities which are not provided by the current building:
  - Main changing rooms in excess of 20m<sup>2</sup>
  - Extra changing room for officials or for mixed-gender teams
  - Changing rooms have built-in shower, toilet and wash facilities
  - Privacy screening of changing room entrances
  - Accessible toilet and shower
  - Welcoming and functional social space
- The front of the new pavilion will be set further back towards the edge of the site compared with the current building, thereby actually improving the openness of the Green Belt.
- The attractive timber building will blend more into its natural surroundings than the current eyesore!

Notwithstanding the above points, we believe that the provision of this building in green belt represents very special circumstances for the following reasons:

- The condition of the existing pavilion is near-to-unusable, with issues including asbestos and lack of ventilation. Without a replacement, vital recreational activities would be at risk

- The strength of support for, and lack of any objections to, the previous planning application demonstrates the value the community places on the proposal.

The Proposals are therefore appropriate despite the Green Belt location

Richard Yendall, 28/9/23