
Site Address:	Hook Lane Rugby Ground, Hooks Lane, Havant		
Proposal:	Replacement floodlighting system for 2nd team pitch and associated equipment cabinet		
Application Type:	Full Planning Permission		
Application No:	APP/23/00345	Expiry Date:	30/06/2023
Applicant:	Mr May, Chairman Havant Rugby Football Club		
Agent:	Mr Lawrence ACHIEVE - Town Planning and Urban Design Ltd	Case Officer:	Joseph Toole
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site concerns Havant Rugby Club situated to the south of the recreation ground bounded by Hooks Lane, Hooks Farm Way and Beaufort Road, a predominantly residential area.
- 1.2 Pitch 1, immediately to the north of the spectators' stand, is surrounded by hedging and accommodates 6 floodlighting columns. Pitch 2 is located north of pitch 1.
- 1.3 The ground on which the clubhouse, spectator stand and Pitches 1 & 2 are located is in the ownership of Havant Borough Council.
- 1.4 There are currently 6 floodlighting columns on pitch 2.
- 1.5 A public footpath runs along the northern, eastern and southern perimeters of the recreation ground.

2 Planning History

99/51637/6 - Erection of 6 no. 16m high floodlighting columns (part retrospective) Refused 03/02/2000. The reasons for the refusal are listed below:

1. On the basis of the insufficient information submitted with respect to the operation of the proposed floodlights it has not been demonstrated to the satisfaction of the Local Planning Authority that any light spillage from the luminaries will not significantly adversely pollute the night sky and cause loss of amenity to the area and to occupiers of nearby residential properties.

2. The proposal to extend the hours of illumination and the number of days on which the floodlights for pitch 2 will be switched on beyond that permitted under previous consents relating to floodlighting proposals for pitches 1 & 2 is considered to adversely affect the amenities of occupiers of nearby residential properties.

00/51637/007 - Erect 6 no. 16 metre-high floodlighting columns on pitch 2 (revised scheme) Approved subject to the following conditions:

1. This permission shall be for a limited period expiring on 28th April 2001, on or before which date the floodlighting columns, bases, fitted heads and all equipment associated with the electricity supply shall be permanently removed from the site and the land shall be restored to a grassed surface to match that surrounding unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: To enable the Local Planning Authority to assess the impact of the illumination from the floodlights (on both the night sky and nearby residential properties) and the impact on nearby residents of additional evening activity generated by training sessions using the floodlighting permitted.

2. The lights hereby permitted for Pitch 2 as shown on the approved site plan shall not be illuminated except for training purposes between the hours of 1830 and 2100 on Mondays, Tuesdays and Thursdays and between the hours of 1830 and 2030 on Wednesdays.

Reason: In the interest of the amenities of occupiers of nearby residential properties.

3. The floodlights shall be centrally operated to ensure automatic cessation of the lamps in accordance with the hours of operation specified in Condition 2 above.

Reason : In the interests of nearby residents.

4. The floodlights surrounding Pitch 2 hereby approved shall not be switched on until the cessation of use and illumination of all lamps on the northern columns of Pitch 1 that face in a northerly direction has occurred . Thereinafter such northfacing lamps on Pitch J shall remain switched off and shall be subsequently removed entirely from the columns within 3 months of the date of this consent

Reason: To minimise unnecessary light pollution within the area in the interests of both the night sky and the amenities of occupiers of nearby residential properties.

5. The development, hereby permitted, shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved by, the

Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To ensure that the development is completed satisfactorily in all respects.

However a Planning Appeal allowed to remove conditions No.s 1, 4 and 5 - 28/03/2001 and substituting to the following conditions:

4. The floodlights surrounding Pitch 2 hereby approved shall not be switched on until the cessation of use and illumination of all lamps on the northern columns of Pitch 1 that face in a northerly direction has occurred. The only lamps which may be installed or retained on the columns on the north side of Pitch 1 once the floodlights on Pitch 2 are brought into use shall be those which both face southwards and illuminate Pitch 1 in accordance with the previous planning permissions referenced 1522817 and 98/51637/5.

5. No luminaires shall be used on the columns hereby approved other than Philips HNFO 12 unless a proposal to use another type of luminaire has been submitted to the local planning authority and approved in writing by them. Any proposal to use a type of luminaire on the columns other than Philips HNFO 12 shall be accompanied by a substitute scheme of installation providing the information set out in condition 6. The substitute luminaires shall not be installed until the Council's written approval to them and to the substitute scheme of installation has been obtained. The substitute luminaires shall be installed and operated in accordance with the approved scheme of installation.

6. Within one month of the date of this decision the Club shall submit in writing an installation scheme which shall set out how each luminaire head will be index marked and detail the angles of inclination and rotation of each luminaire head relative to the northern and southern touchlines of Pitch 2. The scheme shall include a schedule and plan showing lux readings on the pitch surface and adjacent area 'recorded with the luminaires installed as specified to allow verification of the specified installation. No lux readings taken at the back (Hooks Lane) fence line of the houses in Wood green Avenue shall exceed 5 lux. The scheme of installation shall be approved by the Council and implemented in accordance with the approved details.

3 Proposal

The proposal is for the replacement floodlighting system for 2nd team pitch and associated equipment cabinet. The position of the floodlighting would be slightly altered.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS1	(Health and Wellbeing)
CS16	(High Quality Design)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No Objection

Reasons for Recommendation

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The proposed works would not have a significant detrimental impact on the surrounding trees.

The proposed works would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Councillor D Guest

No Comment.

Councillor Liz Fairhurst - Bedhampton

No Comment.

Councillor Mark Inkster

No Comment.

Countryside Access Team

General Information, No Comments Specific to application. Please see on website for all information.

Environment Agency

No Comment.

Environmental Health Manager, Community Group - Original comments

Recommendation

Approve with condition and confirmations

Confirmations

1. The lights will not cause glare to neighbouring properties and users of Hook Lane
2. The design confirms to the Rugby Football Union's (RFU) Floodlight Installation and Management Guide Conditions

The lights hereby approved shall not be switched on before 08:00 and shall be switched off after 21:15.

Officer Comments

This response was passed onto the Applicant's Agent in which they provided additional information.

Environmental Health Manager, Community Group - Revised comments

Have received the additional information supplied by Rugby Club.

I am happy that the proposed lights comply with the RFU's guide and will not cause glare to residents of Hook Lane.

I do not see the need for the Council to instruct its own Lighting Professional.

I recommend the application is APPROVED with a condition restricting the house of use such as the lights shall be switched off after 21:15 and not switched on before 08:00.

Hampshire Highways

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

The Highway Authority note that the proposed floodlighting is to replace existing floodlighting. Any potential light spillage will not have a direct or indirect impact on users of the highway, and thus, the Highway Authority provide no objections to this planning application as there will be no detrimental impact on highway safety.

Open Space Society

No Comment.

Portsmouth Water Company

Portsmouth Water have reviewed the application and associated documents for APP/23/00345 and have no concerns regarding impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission.

Property Services Manager

No Comment.

Leisure Team

The Council's Leisure team are supportive of the scheme to replace the floodlights at Hooks Lane Rugby Pitches.

The Havant Borough Council Playing Pitch Strategy highlights that there is a deficit of rugby provision across the Borough, which means that there is more demand for facilities than there is supply.

The use of floodlights at Hooks Lane enables evening training and match play on pitch No.2. The existing floodlights have reached the end of their life and require replacement with modern, more energy efficient solutions. Installation of new floodlights protects existing capacity and provision.

Unless the floodlights are replaced, the capacity of this playing pitch will reduce and the deficit for rugby provision in the borough would be further increased. This in turn would cause a negative impact on participation rates in the sport and the long-term future sustainability of the Boroughs only rugby club. This would contribute negatively to the already higher than average physical inactivity rates experienced in the borough.

Sports England

Thank you for consulting Sport England on the above named application for the replacement floodlighting system for the 2nd team pitch and associated equipment cabinet.

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 99), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions. 'Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-forsport#playing_fields_policy

Having assessed the application, Sport England notes that the proposed lighting lux levels meet the relevant requirements for regional rugby. Unfortunately, we have not received any comments from the RFU. However, we are satisfied that the proposed development meets exception 2 of our playing fields policy, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

This being the case, Sport England does not wish to raise an objection to this application.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

If you would like any further information or advice please contact the undersigned at the address below.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 118

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact on trees

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 As the proposal would be for the replacement of floodlights on pitch 2, the existing use has already been established therefore it is not considered to have an adverse impact upon the character of the area. It is worth noting the proposed masts would be 15 metres, which is 1 metre lower than the existing.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

7.5 It is worth noting the floodlighting would come slightly closer to neighbouring properties. The closest residential properties are to the east of the site along Hooks Lane. The proposal includes a Lux LED Spillage Results plan. This plan identifies light spillage from the floodlights which would be mainly concentrated on the pitch and the confines of the park. No light spill is shown to occur to adjacent residential properties.

7.6 The Council's Environmental Health Team has been consulted over the proposal and having reviewed the information submitted, raised no objection, subject to the cessation of the use of the floodlights by 21:15 hours. A condition to this effect has been recommended.

- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Impact on trees

- 7.8 The Council's Arboriculturist commented on the application raising no objection.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00345 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan
Block Plan
Optivision Louvres
Optivision Datasheet
Design and Access Statement
Appendix 1 to Design and Access Statement
Typical Column and Luminaire Elevation HRFC E1
Foundation Details - C201/22/01/3UK D
Size 12 Pillar Cabinet Drawing - 2800117009
Tree Protection Information
Philips Warranty LED and HID
Optivision LED 2020 Datasheet
Further Information on Lighting
100 LUX LED Lighting Design
Existing and Proposed Floodlight Columns
100 LUX LED Spillage Results
100 LUX Led Spillage ISO Contours

Reason: To ensure provision of a satisfactory development.

- 3 The lights hereby approved shall not be switched on before 08:00 and shall be switched off by 21:15 Monday to Friday and shall not be switched on Saturday, Sundays and any recognised public holiday unless otherwise agreed by the Local Planning Authority.

Reason: To minimise unnecessary light pollution within the area in the interest of both the night sky and the amenities of occupiers of nearby residential properties in accordance with Policies CS16 and DM10 of the Havant Borough Core Strategy (2011).