

**DESIGN AND ACCESS STATEMENT (AMENDED 28 JULY 2024)**

**FOR**

**PLANNING APPLICATION MADE TO HAVANT BOROUGH COUNCIL  
REGARDING –**

**Change of use of land to position 1 x modified metal storage container to facilitate match day sales associated with Havant RFC of hot and cold food and drinks. It may also be used to support non-rugby social events being held at Havant RFC (such occasional events not exceeding 20 in any calendar year).**

**AT**

**LAND ADJACENT AND IMMEDIATELY WEST OF THE HRFV CLUBHOUSE  
FRASER ROAD BEDHAMPTON PO9 3EJ**



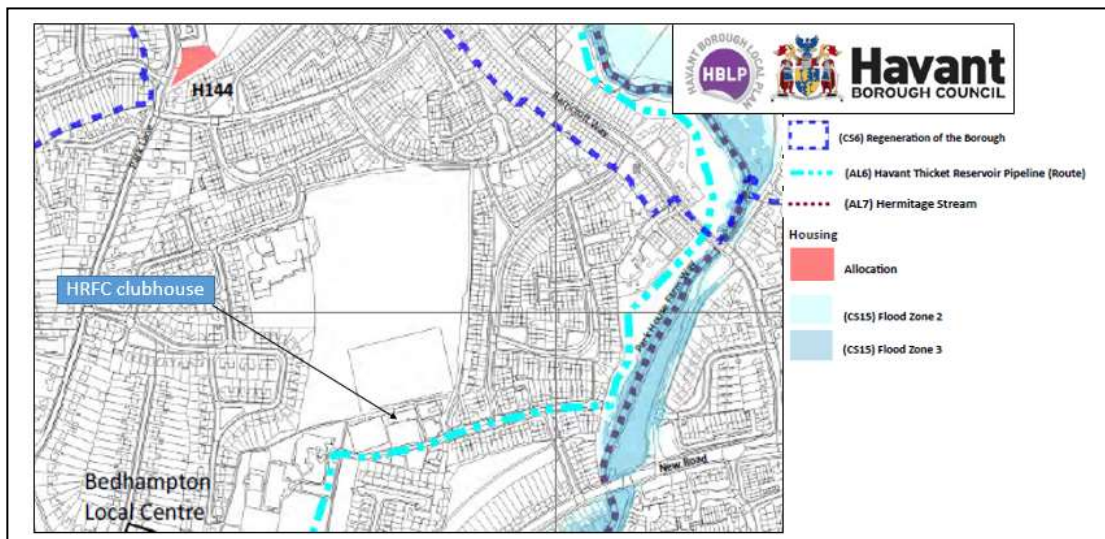
**1.0 BACKGROUND, CONTEXT AND SITE DESCRIPTION**

- 1.1 Havant RFC Clubhouse, as it exists now, was built out under a planning granted 21.8.1973 (HBC Reference 15228/2). Several later permissions were granted to extend, notably the stand and eastern part of the building under reference 93/51637/003, giving the clubhouse its current appearance. This now also includes a further balcony and use of part of the ground floor as a

children's day nursery (part of decision reference APP/15/00832). The Clubhouse contains two bar areas, separate changing rooms and showering facilities, a kitchen, small office space, on-line club shop and a large rugby spectator stand with a 203 seated capacity. In recent time, a MUGA court west of the Clubhouse was re-purposed as an additional area of Council car parking under decision reference APP/20/01019.

- 1.2 Adjacent to the east is a residential dwelling, Park Lodge. It is separated from the Club by a footway and grassed margin. On 1<sup>st</sup> XV and other important home match days, the Club had occasionally been retailing hot food pitchside from a b-b-q set up under a gazebo. In recent years temporary planning permission was granted under reference APP/18/00877 to use part of Park Lodge's garden closest to the HRFC Clubhouse, to position 4 No. shipping containers, mostly for storage of rugby related sports equipment and to be able to retail hot food and drinks on home match days and up to 20 other occasions in any calendar year. That permission was not commenced and would have, in any case, lapsed on 1 November 2021.
- 1.3 To the north is the RFU artificial grass rugby pitch (AGP), which again is separated from the clubhouse/stand by a public footpath.
- 1.4 Since its formation in 1951, Havant RFC have developed in the sport of Rugby Union to the point that it's 1<sup>st</sup> XV was on the verge of entering National League 2 in 1992 (then the 2<sup>nd</sup> tier of English rugby) and has just been promoted back into National League 2 East, at the close of this season after a 15 year absence from the National leagues. However, this is tempered by the fact that Havant is proud to be a community club providing rugby union for all, with other community groups using the AGP for other sports such as football. The club provides rugby games and coaching for 3 adult male sides, 2 male colts side, two adult ladies' team, 4 junior boys age grade teams and 4 similar girls teams. The mini (U6-U12) and junior sections combined cater for around 500 children aged between 5 and 17.
- 1.5 The key to the club's sustainable success in the future is through the prudent management by its Board, to develop the playing, coaching and refereeing potential of the sport of rugby union at Hooks Lane. A substantial element of the funding needed to support the club is from food and drink sales and hosting social and business events. The club employs 5 permanent staff and another 20 casual bar and waiting staff.
- 1.6 The Club's ambitions to continue to sustainably grow this sport and to also provide other sporting opportunities in the community have recently been supported by the English Rugby Football Union (RFU) and Havant Borough Council by redeveloping the main grass pitch to a state-of-the-art Rugby365 AGP, managed and hired out by the RFU for a 30-year period, the facility will be handed back to the Club in October 2048. This was achieved under planning permission reference APP/17/01327, which included a shipping container used for storage in connection with the pitch at the western end of the application site.

- 1.7 Land adjacent to the west of clubhouse, as part of Hooks Lane Recreation Ground is unallocated on the Proposals Map of the Havant Borough Local Plan and related Site Allocations Development Plan Document (2011/2014), shown below. The site is located outside a Leigh Park zone, which is one of a number of zones in the Borough where the council is seeking to prioritise urban regeneration under Policy CS6. It was however within the area identified for an earlier (extant) Leigh Park Framework (2006), which has much the same aspirations. It has a theme of making best use of community buildings and improving life chances for the Borough's citizens. The site is not located within an area at risk of flooding. The Local Plan is being reviewed but a new submission version is yet to be published after an earlier iteration was withdrawn. No weight can be attached to it at the current time.



- 1.8 Some photographs of the application site sitting between existing clubhouse and the enlarged parking area are shown in **Appendix 'A'**.

## 2.0 **PROPOSALS AND DESIGN**

### 2.1 **Use and Amount**

- 2.1.1 The Rugby Club wishes to provide food and drink to supporters during a match at pitchside. This could be achieved in a single, modified, metal shipping container permanently positioned to the south of the pitch. The container would be painted in the Club's main colour – navy blue (as per the photograph sent to the Council via an email dated 19 July 2024, although its serving hatch (pitch-facing) elevation would be clad with dark oak stained timber boarding, excepting the aluminium roller-shutter to the serving counter opening.
- 2.1.2 To allow for flexible use when matches may be held, the applicant is seeking to operate this facility in conjunction with the main Clubhouse –

Monday-Friday – 18.00 to 22.00 hours

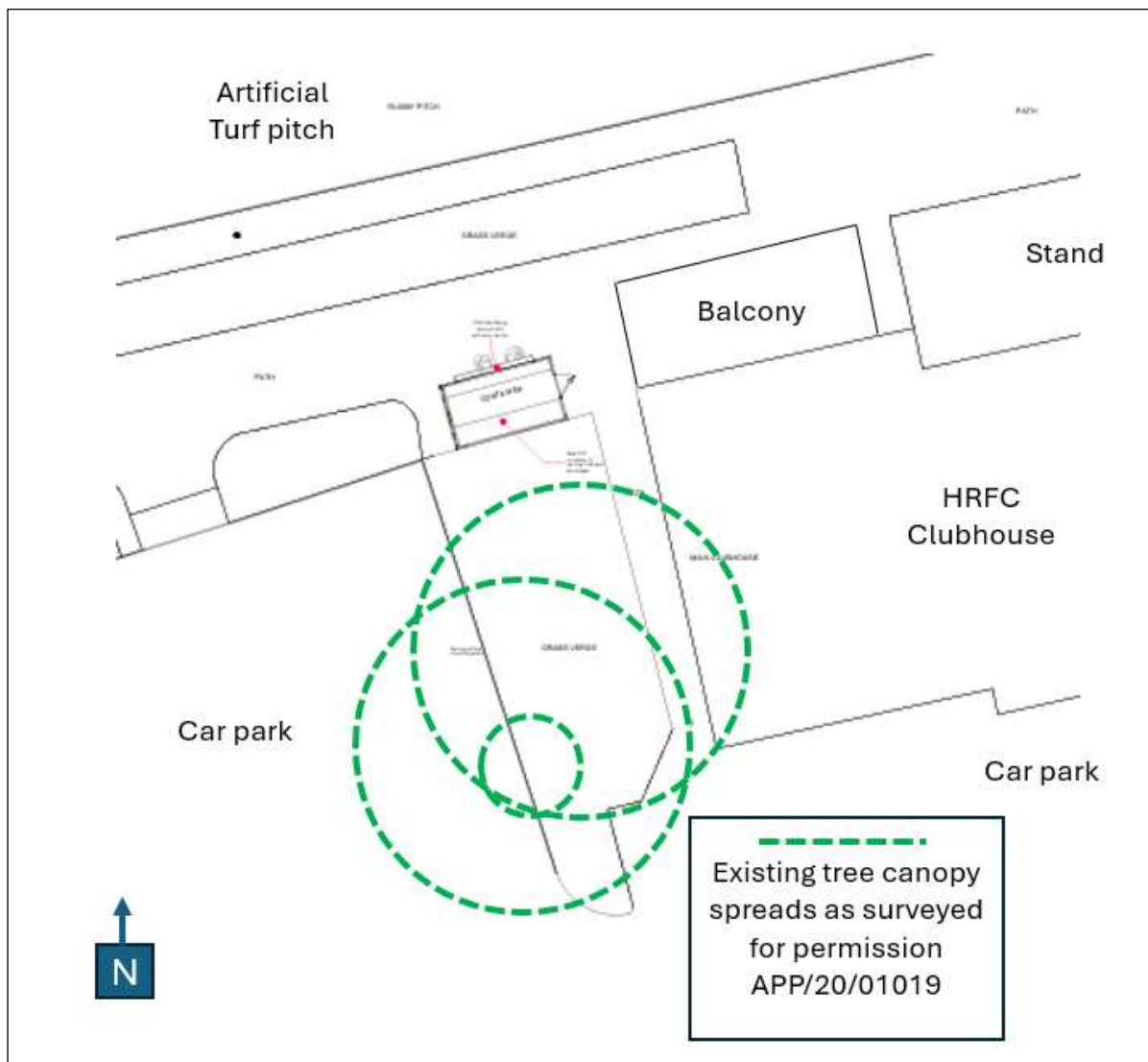
Saturday and Sunday – 09.00 to 21.00 hours

2.1.3 It is intended to retail draft beer, a selection of soft drinks and hot pastries to those watching a match or attending the occasional special event. At the end of each event, all unsold food and drink will be removed from the facility and taken back into the main Clubhouse and no money will be kept in the facility when it is shut. A portable dustbin will be kept by the side of the container/sales kiosk for waste packaging/drink cups, which will be removed to the Clubhouse when the container/sales kiosk is not in use.

2.1.4 CCTV will be affixed to the Clubhouse to keep the facility under surveillance when the facility is not in use. If the Council wants details of such a discrete fitting, it can place a planning condition for such details.

## 2.2 Layout

2.2.1 As shown on the submitted block plan, enhanced extract seen below.



### 2.3 Scale

- 2.3.1 The container unit would be single storey in scale and slightly raised up from ground level to allow any rainfall to continue to flow through the area unimpeded.

### 2.4 Landscaping

- 2.4.1 None is intended.

### 2.5 Appearance

- 2.5.1 Most people are familiar with the appearance of a shipping container (actual proposal seen below). The proposed unit will have corrugated outer walls and single door at one end. The container would be mostly painted navy blue, reflecting home Club colours, except for the pitchside elevation which will be clad with dark oak stained timber boarding, as described in paragraph 2.1.1 above. The dimensions of the container are shown on amended drawing DT125B-PL1 Rev B. For the avoidance of doubt, this amended statement supersedes that part of the application form dated 25.5.2024, relating to proposed materials



### 2.6 Access

- 2.6.1 The area would continue to be safely accessed via the public footpath between the site and 1<sup>st</sup> XV pitch.
- 2.6.2 The site would be level, providing access for all.

## 3.0 PROPOSALS AND THEIR FIT WITH PLANNING POLICY

- 3.1 Aside from national guidance from the National Planning Policy Framework (NPPF – December 2023), and National Planning Practice Guidance (NPPG – 2014 onwards) the following policies and guidance are considered to be relevant/pertinent from the Development Plan for Havant Borough Council and have informed the proposed design solution:-

## **Havant Borough Core Strategy (2011)**

CS1 - Health and wellbeing  
CS7 - Community support and inclusion  
CS8 - Community safety  
CS16 - High quality design  
DM5 - Control of ... entertainment uses  
DM10 - Pollution

## **Havant Borough Council Borough Design Guide (2011) & Appendix 1**

- Seven key principles diagram (p.13)
- Area 7d in Appendix 1: Leigh Park West (pp.141-143)

## **Leigh Park Regeneration Framework (2006)**

- 3.1.1 NPPF/NPPG: The facility sought would perform economic and social roles, formalising what has been occurring on match days from gazebo structures, whilst having a neutral effect on the environment, required for sustainable development under paragraph 7. Economically, it would support the club in its aspirations to develop the sport of rugby union at Hooks Lane.
- 3.1.2 The proposals will “...*enhance and improve the places in which people live their lives*” and “..*secure high quality design and a good standard of amenity...*” recognising encouragement for “..*the re-use of existing resources, ...*” and “*effective use of land*” promoting “...mixed use developments and encourage multiple benefits from the use of land in urban...areas..”, where the local authority is charged with - “...*fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being*”. (Paragraphs 8 b and 124 a)).
- 3.1.3 The proposals represent the further sustainable growth of the rugby club and social interaction by rugby spectators, supported by paragraphs 85, 96 a) and 97 a)/d) of the NPPF. The Container/sales kiosk will be painted to match balustrading on the Clubhouse stand and thus reflect the character of the area as a functioning and well-attended sports venue, reinforcing the sense of place, within the spirit of paragraphs 135 a)/c)/d) of the NPPF. The container/sales kiosk will be located outside of the canopy spread of nearby trees, whose overall health and longevity will be maintained, as advocated by paragraph 136 of the NPPF.
- 3.1.4 The site is a sustainable place to locate this facility for the club and will still allow free pedestrian and cyclist flows along the public footpath.
- 3.1.5 It is asserted that good design would result, matching the character of this sports ground.
- 3.1.6 By expanding the clubhouse facilities, the club can attract a wider membership and encourage more people to participate in the sport of rugby

union, thus providing for social interaction and healthy, inclusive communities (NPPG ID53).

### 3.2 Havant Borough Core Strategy (2011)/Leigh Park Framework (2006)/Borough Design Guide (2011)

3.2.1 **CS1/CS19** - Strand 10 also provides for the betterment of community facilities through refurbishment, where and greater flexibility of use to provide “community events” is spoken about in CS paragraph 2.39. Better use of social infrastructure will result.

3.2.2 **CS7/CS8** – notwithstanding the changed boundary of Leigh Park between the Leigh Park Framework (2006) and the Core Strategy, the proposals as set out are argued to offer positive regenerative opportunities for the Borough. The Club has strong links with its surrounding community and is inclusive, allowing those from either sex, age and of varying degrees of ability to participate in organised sport, remembering that informal participation in sport through spectating is also inclusive of the wider community. Rugby is an inclusive sport and it is therefore argued that these proposals assist in achieving the regeneration of Leigh Park and building pride in the local community. This will support healthy lifestyles and enhance community safety.

3.2.3 **CS16 (6)** – adequate waste facilities already exist for the Clubhouse.

3.2.4 **CS16/DM5/DM10** – Development in character with this sports ground would result. This will facilitate social integration envisaged under CS paragraph 7.39. The intended use of the site would not be likely to disturb nearby residents, who are used to the match day atmosphere, nor affect their privacy.

## 4.0 Conclusions

4.1 The club is seeking a permanent facility with flexible hours of operation of the application site to accommodate outside catering for spectators during important home matches and occasional special events.

4.2 Should the case Officer, any elected Member or interested person have any queries or require clarification, please do not hesitate to contact me via the details given below. If I am not available, please contact Gordon Brember, HRFC’s Facilities Director via HRFC’s Clubhouse.

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