
Site Address: Hook Lane Rugby Ground, Hooks Lane, Havant
Proposal: Install scoreboard to top of existing storage container located a north-west corner of 1st XV pitch
Application Type: Full Planning Permission
Application No: APP/23/00731 Expiry Date: 20/11/2023
Applicant: Mr May, Chairman
 Havant Rugby Football Club
Agent: Mr Lawrence Case Officer: Ikrame Essalih
 Achieve - Town Planning and
 Urban Design Ltd
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is the 1st XV pitch of Havant Rugby Football Club located on the west side of Hooks Lane, Havant. The site is positioned to the south side of a large recreation area, surrounded by mature hedging on the north, west and east sides and primarily accessible from the south side through a gate. The spectators' stand is located to the south of the site and facing onto the first team pitch with other .
- 1.2 The surrounding area is mainly residential beyond the playing fields and surrounding the recreation ground. It is noted that Pitch 1, is of a rectangular shape and located further from the properties on the north and west and closer to the properties on the east and south side of the land.
- 1.3 The land on which the site is located is in the ownership of Havant Borough Council.

2 Planning History

APP/23/00345 - Replacement floodlighting system for 2nd team pitch and associated equipment cabinet, PERM,28/07/2023

3 Proposal

The proposal comprises the installation of a 3.85 metres high scoreboard on top of an existing storage container located at the northwest corner of Havant Rugby Football Club First XV pitch. The scoreboard would contain static LED display and a sponsor board.

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)
DM1	(Recreation and Open Space)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

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).

Conclusion: **NO OBJECTION**

Councillor D Guest

No comments received.

Councillor Liz Fairhurst - Bedhampton

No comments received.

Councillor Phillipa Gray

No comments received.

Environmental Health Manager, Community Group

31 October 2023

The proposal seeks an to install scoreboard above a 40" container as ancillary to the existing sports pitch. I have reviewed the drawings and note the scoreboard is proposed toward the far northwest of the pitch, which fronts the residential properties. The proposed scoreboard could potentially be illuminated with LED flashing lights to such degree that nuisance may occur at the residential properties on the opposite side of the pitch. The applicant is required to provide the further details as to whether the proposal requires artificial lighting. If so, what the propose to reduce glare and nuisance at the residential houses.

Should no illumination not for part of this application, then we have no further objection. However, the applicant needs to clarify the position.

Officer comment: Agent has been made aware of the comment. Additional information received further to the consultee comment. Notes from the site visit and agent's response forwarded for re-consultation.

02 November 2023

Conclusion: **NO OBJECTION**

Officer comment: Conditions regarding the time of usage and use of non-intermittent lights had been attached to the decision.

Property Services Manager

No comments received.

Sport England

Sport England - Statutory consultee role and policy

We understand that you have consulted us as a statutory consultee in line with the above Order. Therefore, we have considered the application in light of the National Planning Policy Framework (NPPF), in particular paragraph 99, and Sport England's Playing Fields Policy, which is presented within our 'Playing Fields Policy and Guidance Document': www.sportengland.org/playingfieldspolicy

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

- all or any part of a playing field, or
- land which has been used as a playing field land 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. A summary of the exceptions is provided in the annex to this response.

The Proposal and its Impact on the playing field

The application seeks to install the scoreboard to the top of the existing storage container. Sport England has consulted the relevant national governing body, the RFU, on the proposal and they have not objected.

Assessment against Sport England's Playing Fields Policy and NPPF

Sport England considers that the application will not affect the playing field and will support the principal use of the site as playing field. On that basis, Sport England considers that the application is in accordance with our E2 exception:

"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."

Sport England's Position

Given the above, Sport England supports the application because it is considered to accord with exception 2 of our Playing Fields Policy

Conclusion: **NO OBJECTION**

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: 87

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Objection to proposal: On the grounds of excessive light pollution and noise pollution around our property. High likelihood of encouraging antisocial behaviour and vandalism. Encouraging illegal encampments.	The points raised in the comment in relation to light, and noise are addressed in planning considerations section. The proposal is not considered to have an impact on antisocial behaviour or encourage encampments.

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 and streetscene
- (iii) Impact upon residential amenity

(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 and streetscene

- 7.3 The proposal involves installing a scoreboard which would be attached through bolts and beams structure to the top of an existing container located at the northwest corner of 1st XV pitch. The proposed scoreboard would be flat and attached at an angle to face the southeast side where the spectators' stand is located. The proposed structure would comprise of a scoreboard screen with 2.35 metres of height topped by a sponsor board resulting in a total height of 3.85 metres and 2.01 metres width. The structure would be made of steel frames and marine plywood with a shutter covering the part below displaying scores when not in use. The design and materials are considered appropriate for use and in keeping with the function of the proposal and the context of Havant Rugby Football Club.
- 7.4 As the proposed scoreboard would be placed on top of the existing container, the top end would be positioned at 6.44 metres of height. Considering the mature hedging surrounding the pitch as well as the position and size of the scoreboard, it is deemed that the proposal would be mainly screened from the streetscene and neighbouring residential areas and that the visual impact would be limited to the sport and recreational facility, thus would not adversely impact the character of the area or the streetscene.
- 7.5 Considering the above, the design and appearance of the proposal is deemed appropriate in context to the main building, site and the streetscene and is therefore considered to be acceptable, meeting the requirements of the Havant Borough Design Guide SPD and the Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity and character of the locality.

(iii) Impact upon residential amenity

- 7.6 The proposal would be located at the northwest corner of the rugby football rectangular pitch. Immediately adjacent to the proposal are existing mature conifer hedges with a thick texture which would provide a screen to the proposed scoreboard, thus the structure would not be highly visible from the neighbouring residential properties located at the north, west and east sides. Furthermore, it is considered that the properties the north side are sited at a sufficient distance to prevent any adverse impact resulting from the proposal being caused received.
- 7.7 Further to additional information provided by the agent, it is noted that the scoreboard would not emit noise and that the LED display would be static while the use of the scoreboard would be limited to the matches and sport events at the club being mainly at daytime and occasionally during evening. Further to clarification on the type of illumination, the position of the scoreboard as well as the surrounding natural screen, the Councils Environmental Health Officer has not objected to the scheme.
- 7.8 On the south and southeast sides, the proposed scoreboard would be visible to the existing properties immediately adjacent to the site. However, considering that the LED lights would be static and limited to duration of home matches, that the neighbouring properties are backing onto the site and that the closest property to the proposed scoreboard is located at approximately 127 metres, it is deemed that those properties are located at a sufficient distance for any impact to be negligible.

- 7.9 Considering all of the above, the proposal is deemed appropriate and would not be dominant, appear overbearing or lead to harmful loss of amenity to residents and visitors, 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)

8 Conclusion

- 8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposed works would have limited and acceptable impact on the neighbouring amenities and the character of the area and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00731, 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
Site Block Plan
Scoreboard On Container Elevations
Scoreboard Enclosure Illustrations uploaded 24th October 2023
Aerial Photo Plan
Achieve Planning email dated 1st November 2023 regarding LED Lighting

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The approved scoreboard as shown on the approved plans shall only be operated / illuminated during matches and at no other times.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The illumination of the proposed scoreboard shall be of a non-intermittent type.

Reason: In the interests of the amenities of the area and neighbouring residents and having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.