

DESIGN AND ACCESS STATEMENT

FOR

**PLANNING APPLICATION MADE TO HAVANT BOROUGH COUNCIL REGARDING –
REPLACEMENT FLOODLIGHTING SYSTEM FOR PITCH No.2 INCLUDING ADDITIONAL
LUMINAIRES AND RELATED EQUIPMENT CABINET**

AT

HOOKS LANE RECREATION GROUND FRASER ROAD BEDHAMPTON PO9 3EJ



The following documents have been provided in support of this application

- Location Plan
- Block Plan
- Havant Rugby Football Club 100 Lux LED Lighting Design
- Havant Rugby Football Club 100 Lux LED Spillage Iso Contours
- Havant Rugby Football Club 100 Lux LED Spillage Results
- OptiVision GEN3_5 Family datasheet NOV2020
- OptiVision LED gen3.5_2020 datasheet_20201001
- OptiVision Louvres Explained V2
- Havant Rugby Football Club Column + Luminaire Elevations (typical)
- Foundation details - HL250
- Size 12 Pillar Drawing
- Floodlight Columns & bases - further information-Rev 2

Analysis has been made of the Development Plan for Havant on the Council's website, including those policies saved (30.9.2008) from the Havant Borough District Wide Local Plan, the adopted Core Strategy and relevant Supplementary Planning Documents.

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In accordance with paragraph 54 of the Leigh Park Regeneration Framework (2006), the Club has had regard to Appendix 2 of that document (*Leigh Park Urban Design Guidelines*), in formulating its current proposals.

The proposal involves the installation of 6 new 15m tall floodlighting columns, and their foundations, supporting a total of thirteen LED luminaires around Pitch 2 at Hooks Lane Recreation Ground. The average Lux levels on the pitch will be 112, similar to the existing levels. There is a shared strategic aim, between the club and Havant Borough Council, to level the playing fields in the future, to assist drainage and improve the playing surfaces. However, the initial intent to futureproof this solution has proved impractical and financially burdensome so the column foundations will be installed relative to existing ground levels and modified in the future.

There will also be an electrical connection cabinet, sited on the land leased by the Club for the AGP, to pick up the existing underground electrical feed cables. New underground cabling from the cabinet to each of the new column bases will be buried and trenches, no more than 300mm wide, will be dug to install these and refilled to existing ground level.

The luminaires are asymmetric in design and fitted with louvres, making them very directionally focussed to the playing/training area, achieving full horizontal cut off, thus avoiding spillage of light elsewhere, or into the night sky. Full predictive light contour diagrams have been produced to demonstrate that any spillage of light off the playing/training areas will be minimal and below typical street light luminance in Hooks Lane of around 12 lux.

The existing lighting columns complete with all their luminaires and associated components will be removed from site – any projecting bolts will be ground off at existing ground/base level the foundations will remain until the pitch levelling project is undertaken.

The Club is not aware of any problems or complaints about the existing floodlighting, approved at Appeal and related to the Council's reference 00/51637/007.

The proposed additional luminaires of themselves, when not illuminated, would have minimal additional visual impact, within a context of the authorised lighting columns and luminaires already in position in this locally important public open space.

The Club has taken the decision to seek planning permission for the new works, knowing the sensitivity of floodlighting proposals to its neighbours, but would like to stress the positive merits of the proposals in terms of the Development Plan policies that the Club considers the new works to be fully compliant with.

Saved Policies from the Havant Borough District Wide Local Plan (HBDWLP):-

None are considered relevant and it is noted that formerly relevant policies UA3, PC4, D1, R13 and R15 have all been superseded by the adopted Core Strategy (CS - Appendix 6 confirms this).

The Club's proposals do not result in any loss of public open space, which had been a consideration under former (but now superseded) Policy R3, when there had been

a possibility of developing part of Hooks Lane recreation ground with housing, relocating the open space lost to Campdown.

The Adopted Core Strategy (CS):-

The following Policies are considered relevant to the Club's proposals –

- CS1 – Health and well-being
- CS6.3 (superseding UA3 above) – Leigh Park regeneration
- CS7 – Community support and inclusion
- CS8 – Community safety
- CS13 – Green infrastructure: (superseding R13 & R15 above) – Protection of playing fields and courts
- CS14 – Efficient use of resources
- CS16 (superseding D1 above) – High quality design
- DM1 (superseding R13 above) – Environmental qualities of open space
- DM10 (superseding PC4 above) – Light pollution

Borough Design Guide SPD (adopted 14.12.11)

This provides guidance as to how Core Strategy Policy CS16 (above) is to be implemented.

Leigh Park Strategic Framework (Adopted - July 2006)

Drawn up to guide implementation of former HBDWLP Policy UA3. It is still considered to have relevance with respect to Core Strategy Policy CS6.3*, designed to achieve the regeneration of Leigh Park.

** [see paragraph 348, Core Strategy [CS] Policy DM1, paragraphs 3.2, 3.3 and 8.2 of the Leigh Park Strategic Framework [Adopted - July 2006]] and cf. Paragraph 181 of HBDWLP, albeit Hooks Lane Recreation ground is not specifically mentioned in paragraphs 183-192).*

Interpretation of the above Policy framework

This Design and Access Statement has been produced having regard to paragraph 108 of the HBDWLP, to explain the Club's proposals, which have been carefully designed to yield positive planning benefits, whilst mitigating impact to residential amenity.

No resulting impact to access to this public open space would result from the Club's proposals. The land would still be accessible by all.

Havant Rugby Football Club is a community based club, principally providing opportunities to play rugby union to those in the Borough and further afield, formed in 1951. With a strong Mini & Junior Section providing healthy exercise within a disciplined sport, around 450 children and young people are catered for every Sunday during the playing season.

The Club has strong links with its surrounding community and is inclusive (Policy CS7), allowing those from either sex, age and of varying degrees of ability to participate in organised sport. The First XV is currently within RFU League - **Regional 1 South Central League** (Level 5), the 2nd XV in **Hampshire 1** (L7) and the 3rd XV in **Hampshire 3** (L9), occasionally a veterans side are also run, the latter with several players aged over 50 and the Youth Academy regularly fields two U19 sides. The Women's Section field 2 teams, both playing in RFU Leagues, as well as an u 18 Academy team. The Junior Section consists of 4 boys age groups and 3 girls age groups. The Mini Section has 7 mixed age bands from u6 to u12. In total there are about 200 playing members of the senior club, another 450 Mini & Junior players among 1000 Club members overall, remembering that informal participation in sport through spectating is also inclusive of the wider community.

Key to active participation is the availability of good training facilities, including floodlighting.

Since its installation, the current floodlighting has proved very useful in providing a safe training environment on a marked playing pitch, allowing technical training to improve continuity of various moves and tactics employed during a game of rugby union. However the existing floodlights are long beyond their intended lifespan and many components are now obsolete, making ongoing maintenance both difficult and expensive.

However, the significant growth of participation, as detailed above, has increased the demand for midweek training on this pitch, despite the adjacent floodlit RFU Rugby365 AGP pitch. The AGP is managed by the RFU and serves the wider rugby community, the Club, although host site, has restrictions on it's own hours of use. To facilitate this, we would like permission to use the floodlights on Pitch 2 up to 3 evenings per week from dusk to 9:15pm – Note the final 15 minutes is to allow safe collection of kit and passage to the clubhouse. These evenings would normally be Tuesday, Wednesday and Thursday, but circumstances, or weather conditions, might require their use on Monday's or Fridays.

To assist in managing wear and tear on the Pitch 2 and facilitating groups of different players safely training apart, concurrently, some of the luminaires are outward facing but at a lower average lux level to that of the pitch. These would illuminate the areas to the North and South of the central playing pitch.

Through careful design, it is possible to illuminate these areas North and South of the central pitch, to avoid any harmful glare to those living alongside Hooks Lane Recreation Ground (Policy CS16.1 e). The proposals safeguard and enhance use of the public open space, one of the 7 key design principles set out by the council in its very recently adopted Borough Design Guide.

The predictive lighting contours show that light will be focused down onto the training areas, avoiding glare to occupiers of adjoining housing and those driving on adjoining highways and thus compliant with Core Strategy Policy DM10 (1/5).

The Club is according with the spirit of Policy CS14 by the use of LED arrays for each luminaire and had already replaced older, less efficient luminaires in 2012 to make a reduction in the Club's carbon footprint. As such, the Club has followed the guidance of paragraph 4.36 of the Borough Design Guide. This will further reduce the Club's energy usage for floodlighting by about 47%,

The luminaires themselves have very little additional visual impact to the existing floodlighting installation. The character of the public open space is thereby maintained and safeguarded by potentially greater use of the open space [Policy CS1.2/13/14 and CS6.3 (c)/(d)], encouraging healthier lifestyles, particularly in young people.

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 granted funded investment by the Club (Policy CS1.4), is considered to be fully in accord with paragraph 54 of the HBDWLP which still states:-

“The emphasis on renewal and investment in the urban areas is a central feature of this Plan”,

recognising the -

“...need for co-ordinated action to regenerate the housing estates at Leigh Park...”

Indeed, the logic set out in paragraph 349, supporting former Policy R3 for Campdown, is equally applicable to Hooks Lane Recreation Ground, namely:-

“Performance would be sustained and improved by investment at this location coupled with encouragement to all sectors of the community to participate in sport”.

Paragraph 10.6 of the Leigh Park Regeneration Framework (2006) calls for applicants to –

“Invest in and rationalise in existing public open spaces to create urban parks and opportunities for sport and recreation...”

In terms of the adopted Core Strategy (CS), Hooks Lane Recreation Ground is located within the Havant Landscape Character area, close to the Leigh Park character area and within the Leigh Park West characterisation area 7d (Appendix 1 of the adopted Borough Design Guide SPD, as informed by paragraph 4.04 of that document. This specifically mentions the ground where Havant RFC plays rugby union). Within the 'Opportunities' section of area 7d, the council state that it wishes to:-

“...make the most of existing areas of open space”.

The Club’s proposals retain the open character of the site (Policy CS1.1) and allow for more intensive use of the land for healthy recreational purposes.

The Club’s proposals will help to meet CS objective 1. ‘Health and well-being’ (Table 1.1) and also contribute to 4. ‘Community safety’, making the open space safer for dog walkers in the evening (Policy CS8, CS16.2.(a) and paragraph 4.29 of the Borough Design Guide).

Leigh Park Strategic Framework (Adopted - July 2006).

Paragraph 2.3 and Map 1 make it clear that Hooks Lane Recreation Ground is within the area affected by this strategic framework for Leigh Park. It is seen by the Club to guide the implementation of Policy CS6.3, which superseded HBDWLP Policy UA3: This sets out in paragraph 2.1 that:-

“The purpose of the Strategic Framework is to facilitate development and to ensure that regeneration results and contributes towards an urban renaissance for the Borough.”

The Club asserts that its investment in these new floodlighting proposals is its commitment to the local community to allow that community to actively participate in the sport of rugby union, in the highest quality training environment.

The Club notes with interest in paragraph 2.4 that an Enquiry by Design initiative in 2003 concluded 6 objectives for the regeneration of Leigh Park including:-

“2 - Articulate a local identity and instil civic pride.

3 - Introduce leisure facilities and improve existing open spaces.

4 - Tackle crime and safety through physical change”.

The Club asserts its current proposals accord with those stated aspirations.

In conclusion, Havant RFC respectfully asks the council as local planning authority to support its proposals for improved floodlighting at Hooks Lane Recreation Ground, under Officer delegated powers.

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