

Site Address:	Hooks Lane Ground Clubhouse, Fraser Road, Havant, PO9 3EJ		
Proposal:	Redevelopment of grass rugby pitch to provide World Rugby Compliant Third Generation Artificial Grass Pitch, with new floodlighting, storage container and ancillary works		
Application No:	APP/17/01327	Expiry Date:	31/07/2018
Applicant:	Mr Hogan		
Agent:	CBRE Limited	Case Officer:	Daphney Haywood
	Mr Hogan		
	CBRE Ltd		
Ward:	Bedhampton		
Recommendation:	GRANT PERMISSION		

1 Site Description

The site is located within a primarily residential area towards the centre of Havant and comprises a grassed surface rugby pitch within the Hooks Lane recreation area which lies to the north, east and west of the site. High conifer hedging line the site on the north, east and west, and the club house lies to the south. Residential development surrounds the recreation area.

2 Planning History

00/51637/007 - Erect 6 No. 16 metre high flood lighting columns on pitch 2 (revised scheme), PERM/05/06/2000
98/51637/006 - Erection of 6 no. 16m high flood lighting columns (part retrospective), REF.03/02/2000
98/51637/005 - Erect 4 No 16 metre flood lighting columns, replace 4 existing 8 metre floodlight columns by 4 x 16 metre high and add additional lamp to existing 16 metre columns, PERM.21/05/1998
91/51637/002 - 203 seated stadium stand as an extension to existing club house, PERM/08/08/1991
93/51637/003 - Erect two storey side extension and spectators stand, PERM/01/07/1993

APP/15/00832 - Conversion/adaptation/extension & flexible use of rugby clubhouse with use part of ground floor as a children's day nursery, alterations to south, west and north elevations, including projecting first floor balcony and staircase with infill over main entrance; alteration of tarmacadam surface of adjacent ball court to the west to a 4g artificial playing surface and use of land between clubhouse and ballcourt as enclosed ancillary outdoor space to day nursery (approved 02.12.2015). Request to Discharge Conditions 3 and 4 (05.04.2016), PERM/02/12/2015

3 Proposal

Redevelopment of grass rugby pitch to provide World Rugby Compliant Third

4

Policy Considerations

Generation Artificial Grass Pitch, with associated hard and soft landscaping, fencing, ancillary storage container and dugouts and new floodlighting.

The proposal seeks to replace the existing grass pitch with an artificial green carpet pitch of a similar size for use from 09.00 to 22.00, 7 days a week, including bank holidays. The submitted plans propose 6 No. 15m high columns supporting twin lamps for 4 of the columns and 3 lamps for the other 2. This would replace the existing floodlighting columns. Additionally a 2.4m wide by 12.2m by 2.59m high container, finished in green except for the elevation onto the pitch, is proposed to be located between the pitch and the hedging. Crowd fencing of 1.2 m high weldmesh panel in the bottom section to include posts as required and angle iron ground fixing steels is proposed to the pitch area.

The plans have been amended in response to neighbour and consultee comments to enable the retention of the existing conifer screening which wraps around 3 sides of the pitch and the topsoil excavations produced through the construction phase will now be transported off site, rather than formed into bunds. The application is supported by a Flood Risk Assessment, Ecology and Arboricultural Reports together with an Acoustic Impact Assessment and over spill parking arrangements.

Policy Considerations

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

Havant Borough Local Plan (Core Strategy) March 2011

CS1 (Health and Wellbeing)
CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
CS19 (Effective Provision of Infrastructure)
CS7 (Pollution)
DM10 (Car and Cycle Parking on Development (excluding residential))
DM14

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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

Statutory and Non Statutory Consultations

Planning Policy- No objection in principle.
Accords with Policy CS1 by improving sports facilities. The design should be considered against CS16, and priority should be given to SUDs for surface water drainage unless this is not appropriate. Loss of planting and the requirements of CS11 needs to be assessed.

Lighting should comply with Policies CS11 and DM10. If the size of the pitch increases then consideration of Policy DM14 in respect to parking (Table 8 of SPD)

Environmental Health Officer

Whilst I have ascertained that there is no history of sport noise related complaints to

this office over the past several years. I am mindful that with the proposed intensification of usage of this site, which the AGP will allow, the potential for complaints of noise related to this usage by local residents, will increase.

I would therefore suggest if this application is to be approved conditions in respect to noise control and lighting.

Countyside Access Team- No objection

Footpath 40 runs between the pitch and club house. A number of other rights of way are located in the vicinity. No objection on the basis that footpath 40 will be kept clear and be accessible throughout construction and once the development is completed.

Landscape Architect

Initial plans

Loss of hedge and adverse impact of lights- replacement with native planting
Bund at 1:2 is too steep and a health and safety issue to maintain as grass. Also concerns about drainage at base and that bund should not be within RPAs.

Proximity to RPA of retained trees - potential damage- tree protection measures in Arb report inadequate- whole of RPA should be protected

Construction details requiring submission include; artificial pitch, lighting and fencing.

Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:
- finished levels
- hard surfacing material type / product reference and colour
- laying bond
- edging or threshold detail / type

County Ecologists should be consulted

Amended plans

No objection

Arbiculturalist

No objection

County Archaeologist

Having checked our records and considered the scale of the proposed development I would advise that there appears to be little chance of ground works associated with the construction of the artificial pitch exposing any, as yet unrecorded, features. I would therefore not wish to raise any archaeological issues in this particular instance.

County Ecologist

The application is accompanied by a Preliminary Ecological Appraisal and a Preliminary Bat Roost Assessment (Middlemarch, November 2017). The site comprises an area of amenity grassland, handstanding, a clubhouse and planted coniferous hedging. The site is of very limited ecological value overall but the proposal would directly impact the little ecological value it does have.

The retention of the tall coniferous hedging surrounding the existing pitch would greatly minimise the potential impacts of floodlighting on nocturnal organisms.

If you are minded to grant permission can I suggest that the ecological mitigation measures detailed within the Additional Information document (CBRE, 1 May 2018) are secured by condition.

Development Engineer - Highways

No objection

Local Lead Flood Authority HCC

No comments however, please direct the applicant to our website <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/flooding/planning> for further information on recommended surface water drainage techniques.
officer note - agent advised.

Open Space Society

No comments received

Property Services Manager support

Ramblers Association

No comments received

Sport England- No objection

The proposal relates to the loss of one grass pitch on the site, however the pitches are known to have quality issues and the site is overplayed. The proposed all weather pitch will help to alleviate the overplay issue and meet match play and training needs, and the benefits are considered to outweigh the harm caused by the loss of the playing field.

Traffic

No adverse comments.

6

Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/82 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 219

Number of site notices: Not applicable.

Statutory advertisement: 05/01/2018

Number of representations received: 9

Comment	Officer Comment
Traffic report is not accurate for weekends and evenings where available parking is inadequate	See section 7

resulting in congestion to Hooks Lane. More parking should be made available or more stringent parking restrictions in Hooks Lane. Blocks access for emergency vehicles.	
Club visitors speed and Hooks Lane has no footpath - risk to pedestrians.	Marshalls will be employed on Match days to direct traffic
Existing drainage is inadequate resulting in regular flooding of Hooks Lane and adjacent properties and needs to be investigated and improved.	The proposal incorporates drainage for the proposed pitch. The Lead Local Flood Authority have not raised objection
Loss of trees will open up full view of pitch and floodlighting resulting in loss of privacy, reduced barrier to ball and potential for damage.	Conifer hedge now to be retained to maintain screening
Increased noise, pollution, litter, - club needs to provide more bins and clean up afterwards. Pathways used to access school and are covered in rubbish	See section 7
Storage container location on NW corner will be an eyesore. It is 2600 plus base high and earth mound is 2000. Could it be placed on the waste ground between Gardeners Cottage and the grandstand, or plant trees to hide it?	Conifer hedging providing screening now to be retained.
The removal of the trees will have an adverse effect on the residents in the surrounding area.	Conifer hedging providing screening now to be retained.
The planting of the trees surrounding the pitch was one of the best things that ever happened at the club. The intimate atmosphere of the ground was enhanced, and will in my view be ruined by uprooting the trees and having a 3G pitch.	
God knows we need our trees and shrubs, so why ruin a beautiful setting, all for the sake of having a plastic pitch. Not to mention the fact that mud and grass add to the attraction of rugby at its best. Anything else is literally artificial, which in my view is totally unnecessary at Hooks Lane.	The artificial pitch will enable the club to provide more play opportunities for members.
support improved sporting facilities	noted

which will also have other benefits for the club in reducing their maintenance costs.	
The pitch would be available throughout the year and help encourage exercise	noted
given the layout of the road it is very difficult to speed.	
The club are trying to address parking issues and do make use of over spill car parks. the current proposal does not impact this. Parking on the on kerbs is not related to use of Havant rugby Club.	see section 7

Summary:

Comment:

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) Ecology

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposal provides an upgrade to the existing pitch in the form of an all weather surface and the relevant planning considerations are set out below.

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

The plans have been amended to retain the existing conifer hedging, which together with the existing buildings screen the majority of the pitch from view. Whilst the floodlight columns and lamps will be visible over the top of the retained Leyland Cypress hedges and additional flood lighting is proposed under the current application, the site forms part of a recreation area and this pitch currently has 4 columns for floodlighting and the adjacent pitch has 6 columns. As such the impact on the character of the area will be limited and acceptable.

(iii) Impact upon residential amenity

The recreation area is surrounded by residential development, with the elevation to the nearest dwelling in Hooks Lane, other than the Park Lodge, being only 20m from the

pitch. The proposed artificial pitch and flood lighting will extend the intensity and hours of use with the main impacts being:- traffic, floodlighting, noise and litter.

Traffic

Representations on the initial proposal referred to parking and highways congestion on training and match days. In response to this the applicant has negotiated with nearby land owners to provide overspill parking. Aside from managing access to its own car park, consisting of 51 spaces, and co-ordinating with the Scouts' Hall opposite the clubhouse on training nights and match days, to minimise potential conflicts and as part of the current planning application a formal agreement to provide overspill parking is now in place between Havant Rugby Club and St Thomas More school to the north-west of the site. Additionally the Club has formalised arrangements with Havant and South Downs College, at their Havant Campus, to have access to the college car park to the east of the site.

The Club would use these car parks as "overspills" for players and spectators to minimise parking on the roads surrounding the club on their busiest days (generally Saturdays and Sundays, although there is flexibility in the arrangements to allow the club to use these car parks weeknight evenings if and when required). This will be actively managed by club stewards on event days, marshalling visitors and providing maps giving direction to the relevant parking facilities whilst also managing traffic cones to block off the residential roads to non-residents.

On Saturdays, the club will direct away supporters to park at St Thomas More's school, and when the clubhouse car park is full, redirect all other visitors there too. The club will allow the visiting coach, if required, to drop off players at the clubhouse and then park at Havant College.

Similar to Saturdays, the club will also direct visiting teams and supporters direct to St Thomas More's School on Sundays. The club will also direct specific home groups each week to park in St Thomas More's School, these being the groups that are playing rugby at the top of the fields, and are therefore more conveniently located. The club will also use Havant College on Sundays for away teams and visitors, when the volumes are expected to exceed the extended parking available at the clubhouse and at St Thomas More's school.

To test the effectiveness of the above approach, Hydrock were appointed to undertake parking surveys on the days of two of the busiest club events, forming fair representations of the "worst-case" scenarios. Surveys were undertaken during club training on Thursday 29 March 2018, and during a County Cup final match on Saturday 31 March 2018. The surveys show that there is adequate parking available at both events when managed in line with the regime set out above.

Floodlighting

The floodlight columns and lamps will be visible over the top of the retained Leyland Cypress hedges, the lamp hoods would be orientated to minimise the level of light spill into the surrounding residential dwellings, and revised light spill diagram have been submitted. Subject to a condition requiring post installation verification/remediation this aspect is considered acceptable.

Litter

The club currently clear up after each match, however, the public bins provided along the path are inadequate if a large crowd is in attendance, and the plastic drinking tumblers often get blown around if not cleared away. To address this the Club management board would provide supplementary black dustbins, and a number of larger, conspicuous yellow wheeled bins to be put out at each game to collect rubbish and dispose of it. The Wheeled Bins will be stored in the club at all other times.

Noise

In order to consider and address the concerns raised by residents and statutory stakeholders with respect to noise impacts, consultants have been appointed to assess the baseline noise levels generated by the existing use of the site, and to consider the worst-case impact on sensitive receptors during sensitive times periods, in line with the proposed usage patterns of the site, i.e., what levels of noise might be expected up to 10pm. The assessment concludes that the change in ambient noise levels is in line with Sport England's guidance on the matter, and shows that, in principle, there should be no adverse impact at the closest receptors. However, in order to address possible issues of noise a condition in respect to a noise management plan is recommended.

(iv) Ecology

The Leyland Cypress Hedges whilst considered species poor and having negligible potential for roosting bats, is to be retained. The area is already well-lit and as such the impact of the new floodlights on commuting and foraging bats is likely to be minimal. In line with Middelmeirch's advice, the floodlighting strategy has been designed in accordance with good ecological practice contained within 'Landscape and Urban Design for Bats and Biodiversity', published by the Bat Conservation Trust (Gunnell et al, 2012). As the hedges are being retained, there is no conflict with potential nesting birds. The trees to be removed will be checked for nesting birds prior to any pruning or felling activities being undertaken. If nesting birds are present, the recommendations of the submitted ecological report will be observed

8 Conclusion

The proposal will enable a fuller use of the pitch thus providing additional opportunities for sport, and the application has been amended to reduce the impact on the nearby properties to a level which is now considered, subject to appropriate conditions, acceptable.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01327

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:

Existing Location Plan (1:500)	SIS-MUK1853-05 Rev A.pdf
Proposed Location Plan (1:1250)	SIS-MUK1853-07 Rev H.pdf
Existing Site Plan (1:200)	SIS-MUK1853-03 rev F.pdf
Proposed Site Plan (1:500)	SIS-MUK1853-01 rev N.pdf
Proposed Site Plan (1:200)	SIS-MUK1853-02 rev M.pdf
Proposed Site Plan overlaid on Tree Constraints Plan (1:250)	C126895-01.pdf
Proposed Elevations (1:150)	SIS-MUK1853-06 Rev B.pdf
Proposed Elevations – Storage Container	SIS-MUK1853-08
Proposed Elevations – Floodlight Columns Detail (1:500)	SIS-MUK1853 Floodlight Columns.pdf
Floodlighting Levels Plan	HL503438 REV 4.pdf
Crowd Barrier	Crowd Barrier Fence Drawing.pdf
Topographical Survey	HavantTopoSurvey.pdf
Proposed Materials	MUK1853_M Havant RFC materials.pdf
Floodlight Lamp Specification	SI Compact Maxi Light Spec.pdf
Floodlighting Lamp	Steco SNA76901WB03.pdf

Ground Investigation Report	HavantGroundConditionsReport.pdf
Arbicultural Report	Arbo_RT-MME-126985.pdf
Preliminary Ecological Appraisal	Havant_PEA.pdf
Preliminary Bat Roost Assessment	Havant_PBRA.pdf
Flood Risk Assessment and Drainage Strategy	RFU-HYD-00-XX-RP-S-0003 Drainage Strategy.pdf
Transport Statement	08375-HYD-XX-RP-TP-5006-S2-P1.pdf
Parking Survey and Assessment - Technical Note –	Havant RFC - Parking Survey Apr 2018.pdf
Parking Marshall Flyer	HRFC Car Parking Leaflet.pdf
Letter to St Thomas Mores School	HRFC_St Thomas Mores Letter.pdf
Baseline Acoustic Survey and Assessment	Havant RFC – Acoustic Impact Assessment Apr 2018.pdf
Technical Note	Havant RFC CEMP b.pdf
Construction Management Plan	Havant RFC - Method
Method Statement	Statement B.pdf
Unexploded Ordnance (UXO) Report	MAAC UXO Report.pdf
Floodlight Lamp Specification SI Compact Maxi Light Spec.pdf	

Reason: - To ensure provision of a satisfactory development.

3 Prior to development commencing, the club shall organise a liaison panel to include members of the local community. The liaison panel shall meet within

one month of the commencement of development and thereafter 4 monthly.
Reason: To ensure that appropriate measures are provided and subsequently maintained for the management of parking, noise, behaviour and litter to minimise the effects of the use of the pitches on occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

4 After installation but before the flood lighting is first brought into use, a verification of the lighting shall be carried out to show that there is no unacceptable light disturbance or pollution impact on nearby residential receptors. If light disturbance or pollution impact is found, within 1 month, the applicant or responsible person/s shall submit a remediation scheme to the Local Planning Authority including all steps required to prevent any light spillage. The remediation scheme shall be implemented within one month of the scheme being approved. The floodlights shall be maintained to prevent light disturbance or pollution impact on nearby residential receptors.

Reason: To protect the occupants of nearby residential properties from light disturbance / pollution and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

5 Before first use of the artificial sports pitch hereby approved, a noise management plan shall be submitted by the Havant Rugby Club to the Local Planning Authority, which specifies the provisions to make to ensure the control of noise emanating from the Artificial Grass Pitch and adjacent areas. The plan shall be a live document, and should include items such as the usage periods of tannoy / PA systems, the frequency of usage of the pitch and additional sports uses are foreseen. The Noise Management Plan shall be reviewed every 12 months or as required by the local planning authority, to address any issues arising, or which may arise from changes to the operation or usage of the facility, and this review shall be submitted for approval by the Local Planning Authority. The Noise Management Plan, once approved by the Local Planning Authority, shall be implemented in full and retained thereafter.

Reason: To protect the occupants of nearby residential properties from noise emanating from this sports facility and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

6 The tree protection set out within drawing number C126895-02 of the arbicultural report shall comply with BS5837:2012 and be installed prior to commencement of the works. Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

7 The proposed development shall be delivered and operated in line with the Flood Risk Assessment and Drainage Strategy FU-HYD-00-XX-RP-S-0003 submitted in support of this application".

Reason:- To ensure satisfactory development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

8 Unless otherwise approved in writing by the Local Planning Authority, the floodlights on the allweather pitch shall only be switched on when necessary and then only between the hours of 0900 to 2200 . A security light will be permitted for 15 minutes after the floodlights are switched off.

Reason: In the interest of amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

9 There shall be no access to the development site by any traffic associated with the construction (ie. no delivery vehicles, no contractors' cars, nor plant and machinery) in the morning between 0830 and 0915 hours, and in the afternoon between 1515 and 1545 hours on normal school days.

Reason: In the interests of public safety and, to avoid traffic conflict at the times of the day when pupils are arriving at and departing from school, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

10 The ecological mitigation measures shall be carried out in accordance with the submitted Ecological Appraisal Additional Information document (CBRE, 1 May 2018).

Reason: In the interest of ecology and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

11 Unless otherwise agreed in writing by the local planning authority the measures set out in 180501_HavantRFC_AddInfoCL_Final document to manage parking, noise, behaviour and litter shall be strictly complied with.
Reason: In the interests of residential amenities and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.