



**Havant**  
**BOROUGH COUNCIL**

Public Service Plaza  
Civic Centre Road  
Havant  
Hampshire PO9 2AX

T 023 9247 4174  
F 023 9248 0263

[www.havant.gov.uk](http://www.havant.gov.uk)

Mr Hogan  
CBRE Ltd  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

For: Mr Hogan  
CBRE Limited

---

**The Town and Country Planning (Development Management Procedure) (England)  
Order 2015  
Grant of Planning Permission**

---

**Application Number:** APP/17/01327

**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

Further to your application received on 12 December 2017, which was valid from 01 May 2018, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

**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                                    | HLS03438 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 Additional Technical Information          | Siteco 5NA76901WB03.pdf                              |
| Ground Investigation Report                                  | HavantGroundConditionsReport.pdf                     |
| Arboricultural 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 Technical Note       | Havant RFC – Acoustic Impact Assessment Apr 2018.pdf |
| Construction Management Plan                                 | Havant RFC CEMP b.pdf                                |
| Method Statement                                             | Havant RFC - Method Statement B.pdf                  |
| Unexploded Ordnance (UXO) Report                             | MACC 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

- 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 C126985-02 of the arboricultural 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.

**Other Important Information:**

- (1)     This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2)     Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).
- (3)     Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.

(1) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit,

**Simon Jenkins**

Simon Jenkins  
Head of Planning (East Hampshire and Havant)

31 May 2018