

DESIGN AND ACCESS STATEMENT

FOR

PLANNING APPLICATION MADE TO HAVANT BOROUGH COUNCIL REGARDING –

Change of use of land for a temporary period of 3 years to position 4 x metal storage containers on sub-divided private garden land associated with Park Lodge, to allow storage of rugby football union sports paraphernalia/equipment associated with Havant RFC and allow match related sales of hot barbecue food during rugby matches and very occasional social events at Havant RFC (such occasional events not exceeding 20 in any calendar year).

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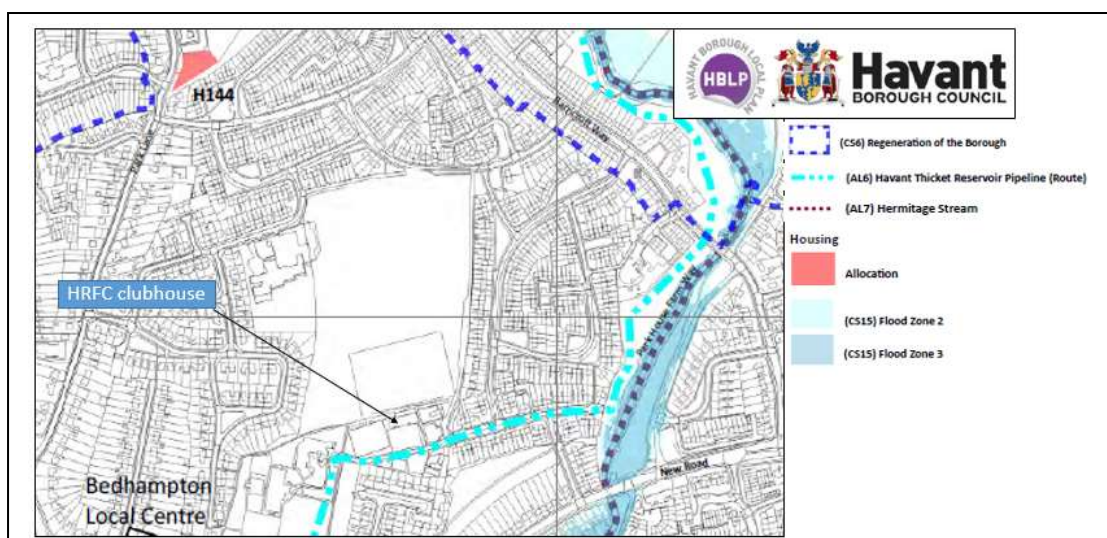
PARK LODGE HOOKS LANE BEDHAMPTON PO9 3DT



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, giving the clubhouse its current appearance. It contains two bar areas, separate changing rooms and showering facilities, a kitchen, small office space, ancillary club shop and a large rugby spectator stand with a 203 seated capacity.

- 1.2 Adjacent to the east is Park Lodge, a residential dwelling. It is separated from the Club by a footway and grassed margin. In recent years the owner of Park Lodge has subdivided the garden to the west side away from the rest of the plot.
- 1.3 To the south there is a council owned changing rooms and shower room/W.C. facilities building and groundsman's store. That too is separated from Park Lodge by another footway. To the north is the 1st XV rugby pitch, which again is separated from the clubhouse/stand and Park Lodge 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 its 1st XV was on the verge of entering national league 2 in 1992. Currently positioned in Divisional London League 1, just outside the national leagues (i.e. the top 40 clubs in England), the club has ambitions to play at the highest level possible. However, this is tempered by the fact that Havant is proud to be a community club providing rugby union for all. The club provides this for 3 senior male sides, 1 male colts side, a senior ladies' team and now 3 girls teams at U18, U15 and U13. The mini and junior section has 400 children aged between 4 and 17.
- 1.5 This provides healthy exercise within a disciplined sport. The aspirations to start a girls' side have also been realised and the Ladies side has performed very well in their League, being promoted last season. The key to the club's sustainable success in the future is through the prudent management by its Committee, to develop the playing, coaching and refereeing potential of the sport of rugby union at Hooks Lane.
- 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 (ERFU) and Havant Borough Council by redeveloping the 1st XV grass pitch to a state of the artificial turf pitch to be managed and hired out by the ERFU for the next 30 years, until the facility is handed over to the Club.



- 1.7 The clubhouse and Park Lodge 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 and a submission version is likely to be published just before Christmas. Only limited weight can be attached to it at the current time.
- 1.8 Some photographs of the application site sitting between existing clubhouse and Park Lodge are shown in **Appendix 'A'**.
- 1.9 In the next few weeks the artificial turf pitch contractors will need to move their current compound to complete work on the pitch. They intend to move it to the application site, in connection with planning permission reference APP/17/01327, under permitted development rights conferred by Class A, to Part 4 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (as amended). The pitch is due for its official opening around 15 October 2018 if work stays to schedule. The contractors' compound will then be removed from the application site. The contractors will clear the site of its scrub vegetation, retaining the 'Heras' metal fencing and surfacing the cleared site with stone scalplings or similar.

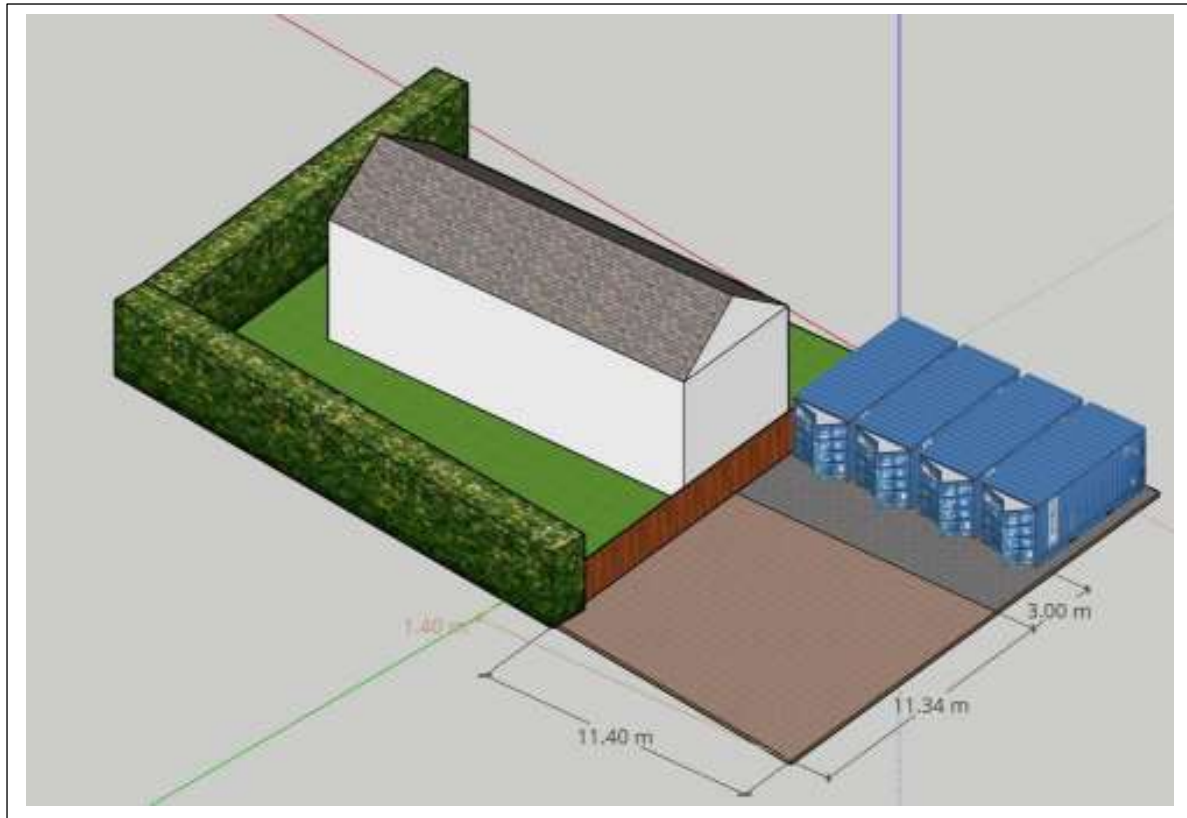
2.0 PROPOSALS AND DESIGN

2.1 Use and Amount

- 2.1.1 The Rugby Club has storage needs for equipment related to rugby training. To accommodate these, the Club has come to an agreement with the owner of Park Lodge to position 4 x metal shipping containers on the side portion of Park Lodge's garden.
- 2.1.2 The existing 'Heras' fencing would be retained.
- 2.1.3 On 1st XV and other important home match days, the Club has been retailing hot food pitchside from a b-b-q set up under a gazebo. This has sometimes caused congestion on the public footpath that runs between Park Lodge/The Clubhouse and the 1st XV pitch. The intention is therefore to use the 'apron' in front of the containers to set up this gazebo and retail hot snacks and non-alcoholic beverages to those watch the games of rugby. The gazebo and related equipment would be cleared away after each match and probably stored in one of the containers.
- 2.1.4 A temporary three year period is sought for these uses of the land.

2.2 Layout

2.2.1 The illustration below shows how the containers would be arranged on the site.



2.3 Scale

2.3.1 Each container would be 6.06 (20 feet) long by 2.59m high and 2.44m wide.

2.4 Landscaping

2.4.1 None is intended, but if the council would prefer to see some screening in the western 1.64m western strip, some planting could be undertaken in troughs, located between the 'Heras' fencing and the western-most container. For example Laurel bushes, which grow quite quickly from nursery stock.

2.5 Appearance

2.5.1 Most people are familiar with the appearance of a shipping container (typical example seen below), with its corrugated outer three walls and double doors at one end. The containers would be colour finished navy blue. Given that the dimensions of the container have been given in paragraph 2.3.1 above and a typical image provided below, the applicant has not prepared any elevational drawing of a shipping container. The Club trusts the council will take a proportionate approach and valid this application on that basis.



2.6 Access

- 2.6.1 The area would be accessed via some gates to be formed in the northern part of the 'Heras' boundary fencing.
- 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 - 2012), and National Planning Practice Guidance (NPPG – 2014) the following policies and guidance are considered to be relevant/pertinent from the Development Plan for Havant Borough Council 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 principle 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 proposed works and day nursery use sought would perform economic and social roles, 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 reuse of existing resources, including conversion of existing buildings*...” and “*effective use of land...not of high environmental value*” promoting “...mixed use developments and encourage multiple benefits from the use of land in urban...areas..”, where the local authority is charged with a duty to “*take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs*”. (Paragraph 17, 2nd, 4th, 6th, 8th, 9th and 12th bullet points).
- 3.1.3 The proposals represent the sustainable growth of the rugby club.
- 3.1.4 The site is a sustainable place to locate storage for the club and will overcome a perceived congestion issue on the public footpath.
- 3.1.5 It is asserted that good design required under would result and that it has been decided to retain the ‘Heras’ fencing because the site is only required for 3 years and the possibility of people ‘tagging’ a fence with graffiti would be minimised.
- 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 ID53.
- 3.1.7 Whilst some engagement with the local council has taken place via its estates service (ID20), the window of opportunity use of the application site has prompted the early submission of this planning application.
- 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, enhance community safety and improve life chances for employment through pre-school education.

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

3.2.4 **CS16/DM5/DM10** – An improvement to the look of the site would result, over the temporary three year period sought. This will facilitate social integration envisaged under CS paragraph 7.39. The intended use of the site would not be likely to disturb occupants of Park Lodge, who are used to the match day atmosphere, nor affect their privacy through overlooking.

4.0 Conclusions

4.1 The club is seeking more flexible use of the application site for a temporary three year period to accommodate its storage needs and provide outside catering for spectators during important home matches.

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 Alan Newton, HRFC's Commercial Director via HRFC's Clubhouse.

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