

PLANNING STATEMENT

Havant RFC – World Rugby Compliant Artificial Grass Pitch

Rugby Football Union (RFU) Rugby 365 Project

December 2017



England
Rugby



ARTIFICIAL
GRASS PITCHES

Rugby365

CBRE

CONTENTS

1.0 Introduction 2

2.0 Site Location and Description 7

3.0 The Proposed Development..... 9

4.0 Planning Policy Context 10

5.0 Key Benefits and Considerations 16

6.0 Summary and Conclusions 24

APPENDICES

Appendix 1: Schedule of Planning Application Documents26

Appendix 2: Site Location Plan27

1.0 Introduction

OVERVIEW

- 1.1 Artificial Grass Pitches (AGP's) are becoming increasingly popular in rugby union. Their durability allows for continued activity throughout the year, at a consistent standard, increasing access and improving the playing experience.
- 1.2 The RFU have committed £60m of investment to deliver 100 World Rugby Compliant (WRC) 3G AGPs across England to support grass roots rugby, as part of a national facilities strategy. The RFU believe delivery of this strategy over a four-year period will have a significant positive uplift on participation.
- 1.3 WRC 3G AGPs are high quality artificial grass pitches with a shock pad that can be used intensively to accommodate rugby matches, training and other sports. The pitches will be delivered at host rugby clubs for the wider benefit of local rugby clubs, schools and other community groups. (See indicative usage plan for the typical use of a Rugby Turf AGP, attached to this planning application)
- 1.4 The RFU are fully committed to ensuring that Rugby365 AGPs are located in the best possible locations to support the rugby community and help grow the game. The RFU consider Havant RFC to be an excellent location for a new WRC 3G AGP, that can offer significant benefits for the local community.

WHY DO WE NEED ARTIFICIAL PITCHES?

- 1.5 The RFU have identified four major factors that are currently threatening the growth of rugby union participation:

The state of our natural turf pitches

- 1.6 Rugby pitches are overused throughout England with no extra capacity
- 1.7 Based on conservative RFU guidance into natural turf pitch use, we estimate that nearly half of our rugby clubs are overusing their pitches by 74% (*figure.1*)
- 1.8 Overused natural turf pitches have a detrimental impact on the standard of the game and the enjoyment of the participants

The playing experience

- 1.9 Younger players are becoming accustomed to playing sport on artificial surfaces favouring the results – data from 2016 showed that 66% of the near 700 AGPs nationally are on school sites – the same experience will be expected when transitioning to the adult game
- 1.10 Currently only 10% of all existing AGPs in England are World Rugby compliant for rugby use and only 1% are located on amateur rugby club sites

The competition

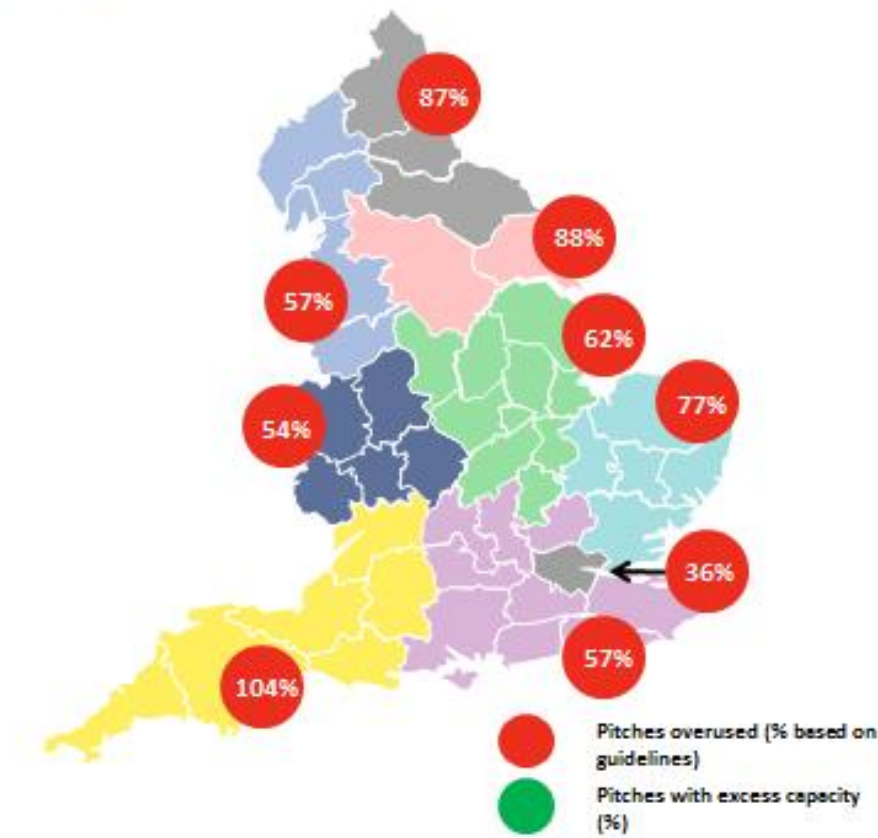
- 1.11 Other governing bodies are investing in improving the quality of the playing experience
- 1.12 Improving the standards of pitches is seen as the biggest contributor to increasing participation in many sports

1.0 Introduction

The weather conditions

- 1.13 Met statistics confirm that from 2011-2015, the weather is steadily becoming wetter and milder during the British winter, resulting in more games and training sessions cancelled, reducing participation – we want to ensure that we have safeguarded against worsening winters.
- 1.14 1,766 adult games were lost over two weekends in February 2014 due to bad weather, while over 600 natural turf pitches remained unplayable for three weeks after this period

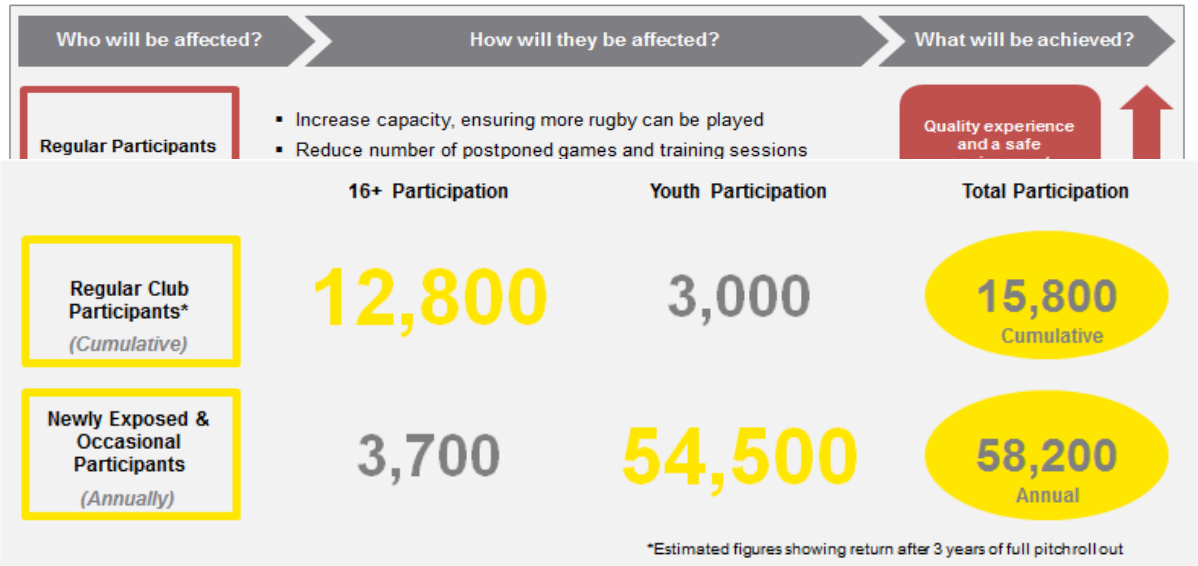
Figure 1. Average natural turf pitch use for club with 1 or 2 pitches



1.0 Introduction

WHO WILL THIS AFFECT AND HOW?

- 1.15 Male, female, adult and youth participants will all have better access and a better playing experience as a result of the AGP Strategy.
- 1.16 Build: we believe that the AGP Strategy really will broaden rugby’s reach beyond the traditional participation demographics, bringing rugby to new locations and at new times.
- 1.17 Sustain: the strategy will deliver a modern, engaging experience for regular and occasional participants, allowing them to play more games and trainings at times that suit their needs.

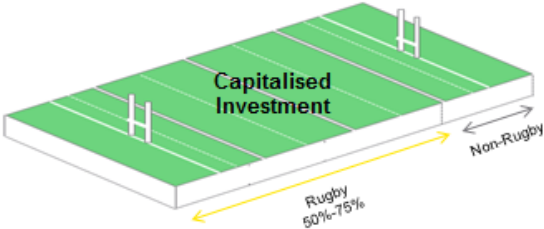
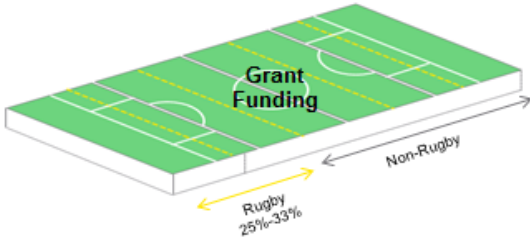


- 1.18 We are forecasting a significant increase in participation as a result of the strategy. To achieve the ambitious numbers, highlighted below, we require all stakeholders organisations connected to the Programme to work with us with the aim of growing rugby at their club, school, college or university.
- 1.19 In addition to increasing participation, we believe the strategy has the potential to have a transformational impact on the game, offering players a consistent opportunity to play an exciting brand of rugby at a time to suit their needs.

1.0 Introduction

HOW WILL THIS WORK?

1.20 We are funding two models of AGP, which will be placed strategically to ensure we maximise rugby participation.

1 Rugby Turf	2 Rugby Share
✓ Funded entirely by the RFU ✓ Built on rugby club land ✓ Owned and controlled by the RFU ✓ This will be a capital investment ✓ The non-rugby usage will generate revenue for the RFU to help maintain the AGPs	✓ Part funded by the RFU ✓ Built on 3rd Party land (e.g. education providers / F.A.) ✓ Targeted urban areas ✓ Controlled by 3rd party owner ✓ Guaranteed proportion of usage dedicated to rugby (min.25%)
	

- 1.21 We plan to deliver 60 ‘Rugby Turf’ and 40 ‘Rugby Share’ AGPs over a four year period; known as Rugby 365. This will take the overall number of World Rugby compliant pitches up from 10% to over 20% of the AGP market, with circa 10% then based on rugby club sites (up from 1.5%).
- 1.22 At present there is one AGP per 13,000 adult club rugby players, 100 new AGPs will take this number to one per 2,000 adult club players.
- 1.23 Both AGP models will be community assets, with access granted not just to the host club, but to local clubs and schools as well as RFU lead community projects such as the CBRE All Schools programme. We believe this is an exciting opportunity to develop a true partnership within the rugby family that is centred around a state of the art facility

COMMUNITY-FOCUSED IDENTIFICATION OF SITES

- 1.24 The RFU have carefully selected sites to commit investment and deliver WRC 3G AGPs; it is essential that the AGPs are delivered in areas where they will be used by host and partner rugby clubs plus schools and other community groups.
- 1.25 A comprehensive mapping and modelling exercise of all rugby facilities has been undertaken on behalf of the RFU by specialist sports consultants. This exercise has identified the areas of the country in greatest need for additional rugby pitch space to support grass roots rugby.
- 1.26 When selecting a site for the Rugby365 programme, England Rugby undertake an initial eligibility check to understand if the project can deliver an improvement in pitch capacity for the local rugby community and education institutions along with the potential to help grow participation in the game.

1.0 Introduction

- 1.27 If a site is recognised as having a significant ability to improve pitch capacity and improve participation, then England Rugby will engage with the local rugby community through the Local Rugby Partnership (LRP). This community engagement highlights opportunities to support local rugby, grow the game and work with local schools and other community groups.
- 1.28 A LRP Meeting is held at the potential host rugby club and chaired by the RFU Area Delivery Team. Representatives from local rugby clubs, education establishments (schools, colleges and universities) and the County Board (CB) are invited to attend.
- 1.29 The initial LRP meeting aims to give an overview of the Rugby365 programme and its objective. It also is an opportunity to understand the local rugby demand (number of cancelled matches / training sessions etc.) and how often the facility would be used and by whom.
- 1.30 The RFU Area Delivery Team capture this information and then recommend whether they are supportive or not of locating an Artificial Grass Pitch (AGP) at the host club. This information is collated and reviewed nationally before a site is selected to progress in the programme.
- 1.31 The RFU are fully committed to ensuring that Rugby365 AGPs are located in the best possible location to support the rugby community and help grow the game. The RFU consider Havant RFC to be an excellent location for a new WRC 3G AGP, that can offer significant benefits for the local community.

STRUCTURE OF THIS DOCUMENT

- 1.32 The remainder of this Statement is structured as follows:
 - Section 2: Site Location and Description;
 - Section 3: Proposed Development;
 - Section 4: Planning Policy Context;
 - Section 5: Key Benefits and Considerations; and
 - Section 6: Summary and Conclusions.
- 1.33 This Statement is also supported by the following Appendices:
 - Appendix 1: Schedule of Planning Application Documents;
 - Appendix 2: Site Location Plan

STRUCTURE OF THE PLANNING APPLICATION

- 1.34 The application consists of the information set out within Appendix 1.

2.0 Site Location and Description

SITE LOCATION

- 2.1 Located approx. 300m north of Bedhampton Train Station, the site is accessed from Fraser Road, approx. 1km north west of Havant Town Centre. The site is approx. 1.5km from major junctions with the A3(M) and A27.
- 2.2 The site is located within the authority boundary of **Havant Borough Council**.

SITE DESCRIPTION

- 2.3 The site comprises a grass rugby pitch, enclosed on its west, north and east sides by lines of Lawson’s Cypress trees. The site is located immediately north of a modest rugby clubhouse and spectator stand facility, alongside hard-surface basketball and tennis courts, and a car park that can accommodate private and disabled motorists vehicles. To the south-east of the site is Park Lodge, a two storey dwelling backing onto the site, separated by a small rear garden facility.
- 2.4 There are four floodlight columns on its northern side. The columns do not currently host lighting/lamp equipment, but previously did illuminate part of the pitch and land to the north for training purposes.
- 2.5 Immediately north of the site is further open green space comprising three further full size rugby pitches and a junior size pitch. The pitch closest to the site also benefits from six floodlights, three each on the north and south sides of the pitch.
- 2.6 The site and the wider pitch facilities sit within a predominantly two-storey residential setting, with several primary, junior and infant schools located to the south west and west. A small allotment space is present to the south of the site, to the rear of the housing, which is accessed from James Road. To the south of the site is a further area of car parking, shared by the Rugby Club and three other users (Cub Scouts Hut, Havant Men’s Shed, and St John’s Ambulance)..

PLANNING HISTORY

Previous Planning Permissions at the Site

- 2.7 The following table (**Table 1**) sets out a comprehensive summary of the planning history at the site carried out using Havant Borough Council’s online planning application search map tool:

Table 1
Planning Applications at the Site

APPLICATION REFERENCE NUMBER	DESCRIPTION OF DEVELOPMENT	DECISION AND DATE
91/51637/002	203 seated stadium stand as an extension to existing club house.	Approved - Aug 1991
93/51637/003	Erect two storey side extension and spectators stand.	Approved - Jul 1993
98/51637/005	Erect 4 No 16 metre floodlighting columns, replace 4 existing 8 metre floodlight columns by 4 x 16 metre high, and add additional lamp to existing 16 metre columns.	Approved – May 1998

2.0 Site Location and Description

98/51637/006	Erection of 6 no. 16m high floodlighting columns (part retrospective).	Refused - Feb 2000 Allowed at Appeal - Mar 2001
00/51637/007	Erect 6 No. 16 metre high floodlighting columns on pitch 2 (revised scheme)	Temporary Approval June 2000
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 - Dec 2015

2.8 As demonstrated above, there have been no recent material planning applications submitted in relation to the grass pitches or the floodlighting.

3.0 The Proposed Development

DESCRIPTION OF DEVELOPMENT

- 3.1 As noted in Section 1 of this Statement, the description of development is as follows:

“Redevelopment of grass rugby pitch to provide World Rugby Compliant Third Generation Artificial Grass Pitch, with associated hard and soft landscaping, fencing, ancillary storage container and dugouts, and new floodlighting”

- 3.2 The proposed development consists of a 114m x 76m synthetic pitch area which includes a 4m run off to all sides and a 6m dead ball area. The playing area comprises 94m x 68m and denoted by 100mm wide white line markings. The surface will consist of a sand and rubber infill 3G synthetic carpet system. The playing pitch will include housings for both rugby and American football posts, allowing flexible use of the facility.
- 3.3 There will be new perimeter and link paths at 3m wide around the pitch which will be black porous macadam. On the north side of the pitch there will be 2no. home and away dugouts and technical areas.
- 3.4 A new storage container will be provided to the north-west corner of the pitch to enable the storage of equipment and kit. The storage container will comprise of steel, painted dark green, and clad with RFU signage on the pitch side. The metal container will be 12200mm x 2430mm x 2590mm.
- 3.5 Adjacent to the exiting clubhouse and stand will be the players entrance, consisting of 2no. single and 1no. double gates. This will comprise the decontamination area and boot scraper area. The decontamination area is to be used by players and coaches before entering the pitch to ensure that there is no mud on boots.
- 3.6 The playing pitch will be enclosed by 1.2m high Duralock 3 rail fencing with single and double gates to enable general access to the pitch and storage container, as well as access for maintenance and emergency purposes from Hooks Lane, to the South East of the playing pitch.
- 3.7 The floodlighting will consist of 6no. 15m galvanised collapsible floodlight columns housing 12no. A3 MAXI luminaires to provide the required light levels for the new pitch, whilst also minimising light spill glare and upward light leakage. Additional lighting specification information is submitted with this application.
- 3.8 The construction of the pitch will require the removal of 4no. trees to the south east of the current playing pitch, 1no. tree to the south west of the playing pitch, and the Cypress trees lining the north, east and west sides of the playing pitch.
- 3.9 The site has a total area of 9,642sqm.

4.0 Planning Policy Context

INTRODUCTION

- 4.1 This section provides a summary of the planning policy framework relevant to the site, including an overview of the Development Plan and relevant material planning considerations.

Basis for decision making

- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals are determined in accordance with the Development Plan, unless Material Considerations indicate otherwise.

DEVELOPMENT PLAN

- 4.3 The Development Plan for Havant Borough Council comprises:

- Havant Borough Local Plan (Core Strategy) March 2011
- Havant Borough Local Plan (Allocations) July 2014

Havant Borough Local Plan (Core Strategy) March 2011

- 4.4 The [Havant Core Strategy Document](#) was adopted in March 2011, and is considered NPPF compliant.

Strategic Policies

- 4.5 At the document's core, **Strategic Policy CS1 Health and Wellbeing** sets out two key objectives of the local plan:

- *To encourage healthier lifestyles that will improve wellbeing across the borough.*
- *To promote the borough as an attractive destination for recreation, leisure and culture.*

- 4.6 The policy goes on to state that planning permission will be granted for development which:

- Improves existing open spaces by incorporating high quality features, accessibility and appearance and where appropriate achieves a national standard e.g. a Green Flag Award.
- Protects and contributes to the availability of community facilities through refurbishment or new provision which can be justified by needs which are evident in the local district
- Supports the improvement of existing cultural assets with regard to the arts, sport, heritage, museums, and creative activities, particularly the Old Town Hall, Havant.

- 4.7 **Policy CS13 Green Infrastructure** states that development will be permitted that maintains and manages the network of green infrastructure identified at the sub regional and local levels; Incorporates, where appropriate, improvements to existing green infrastructure through the restoration, enhancement or creation of additional resources; and does not undermine the functional integrity of the green infrastructure.

- 4.8 **Policy CS15 Flooding and Erosion Risk** requires proposed developments within areas of flood risk to respond to a variety of criteria, in order to be permitted. The policy also

4.0 Planning Policy Context

requires development to ensure that there is no net increase in surface water run off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate. Where SuDS are provided arrangements must be put in place for their whole life management and maintenance.

- 4.9 **Policy CS16 High Quality Design** -states that planning permission will be granted for development that is designed to a high standard, which demonstrates that its design responds to, draws inspiration from and respects local context and does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking; and that development mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling; and that the development adapts to the changing needs of the users and the changing climate over its lifespan.
- 4.10 **Policy CS19 Effective Provision of Infrastructure** states that Development will be permitted where it promotes the creative multifunctional use of existing and proposed facilities, it ensures that new infrastructure supports the local economy, and where it does not result in the loss of social and other publicly-provided community buildings, structures or services.
- 4.11 **Policy CS20 Transport and Access Strategy** -states that Development will be permitted that does not increase congestion and promotes better use of existing transport networks, and provides transport management measures to ensure the safe and efficient operation of the strategic and local road network.

Development Management Policies

- 4.12 **Policy DM1 Recreation and Open Space** sets out that the development of existing open spaces for alternative uses will only be permitted in line with specific criteria.
- 4.13 **Policy DM8 Conservation, Protection and Enhancement of Existing Natural Features** will only permit development where it protects and enhances local habitats and landscape distinctiveness and addresses all of the following criteria:
- 1. Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality.
 - 2. Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival.
 - 3. Provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments.
 - 4. Ensures sequences of greenspaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough.
- 4.14 **Policy DM10 Pollution** requires external lighting to be of the minimum level of illumination and duration required for security and operational purposes.

4.0 Planning Policy Context

- 4.15 **Policy DM14 Car and Cycle Parking on Development (excluding residential)** sets out the requirement for all development to provide car and cycle parking in line with [Hampshire County Council's parking standards](#). Hampshire's approach applies different standards depending on the availability of alternative means of transport to the car and on local characteristics.
- 4.16 In settlements where public transport, cycling or walking are available as a choice, more restrictive parking provision will be applied. As a general rule, areas of high accessibility are served by at least eight buses an hour within 400 metres and good cycling and pedestrian facilities. Leisure developments in such accessible locations warrant 50% less car parking than is shown under the maximum parking limit.
- 4.17 Appendix 5, Table 6 of the Core Strategy document allows playing fields a maximum of 12 and a minimum of 6 car parking spaces per hectare of pitch area; with a minimum long stay cycle parking provision of 1 space per 6 staff or 1 space per 5 hectare of pitch area (whichever is greater), and minimum short stay provision of 1 stand per hectare of pitch area.
- 4.18 The Hampshire County Council standard also suggests that the calculation of parking spaces to be allocated for a development should take account of existing public parking stock with spare capacity within walking distance of the development site, and this should be considered within the overall maximum parking provision.

Havant Borough Local Plan (Allocations) July 2014

- 4.19 The [adopted site allocations document](#) does not designate or allocate the site. As such, the policies contained in this document are not considered in relation to this site.

MATERIAL CONSIDERATIONS

National Planning Policy Framework (NPPF)

- 4.20 The [National Planning Policy Framework](#) came into effect in March 2012 and outlines the Government's national planning policies and how these are to be applied. The document constitutes guidance for local planning authorities and is a material consideration in the decision-making process. Local planning authorities are directed to approach decision making in a positive way and to look for 'solutions' rather than 'problems'.
- 4.21 At the heart of the NPPF is a presumption in favour of sustainable development. In determining planning applications, local authorities are required to approve development proposals that accord with the development plan without delay.
- 4.22 It includes 12 core planning principles which should underpin both plan-making and decision-taking. The principles of particular relevance in this case include:

CORE PLANNING PRINCIPLES

Not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.

Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

4.0 Planning Policy Context

Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production).

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.

- 4.23 **Paragraphs 29 – 41** of the NPPF detail how sites should seek to promote sustainable transport and contribute to wider sustainability and health objectives. Accessibility, sustainability, reduction in carbon emissions and infrastructure improvements are all encouraged within these paragraphs.
- 4.24 **Paragraphs 56 – 68** outline principles of good design to which new developments should adhere to. Paragraph 57 details the importance of planning positively for the achievement of high quality and inclusive design for all development.
- 4.25 **Paragraphs 69 – 78** promote the importance of planning for healthy communities.
- 4.26 **Paragraph 69** observes that the planning system can play an important role in creating healthy and inclusive facilities.
- 4.27 **Paragraph 70** further outlines that policy and decisions should plan positively for the provision and use of shared space and community facilities, including sports venues. Policies and decisions should also guard against the unnecessary loss of valued facilities and services.
- 4.28 **Paragraphs 73 and 74** emphasise that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities. Planning policies should be up to date and based on robust assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.
- 4.29 The NPPF is clear that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless the loss can be replaced by equivalent or better provision, or the development is for alternative sports and recreation, or an assessment has been undertaken which clearly demonstrates that the open space, land or buildings is surplus to requirements.

Adopted Supplementary Planning Guidance and Documents

Borough Design Guide SPD (2011)

- 4.30 The [Borough Design Guide document](#) provides the detailed framework to support the assessment of development proposals against Policy CS16 High Quality Design of the Core Strategy document.
- 4.31 The SPG sets out the requirement for all proposed development to respond to the seven key principles of good design; Distinctive Character, Ease of Movement, Good Legibility, Good Continuity and Enclosure, Good Quality Public Realm, Diversity and Detailing, and Adaptability and Sustainability.

Havant Parking SPD (2016)

4.0 Planning Policy Context

- 4.32 The [Havant Parking SPD](#) document reflects the same vehicle and car parking standards as set out within the Hampshire County Council parking standards, as discussed above regarding Policy DM14 of the adopted core strategy document.
- 4.33 The document identifies Bedhampton Train Station as the third-most accessible site in the borough, after Havant and Waterlooville Town Centres; the document states that in these areas, reliance on private vehicle use and ownership should be less.

Playing Fields Policy - Sport England

- 4.34 The proposed WRC 3G AGP is located on an existing rugby pitch. This application will therefore need to be considered in context of paragraph 74 of the NPPF, and Sport England's Playing Fields Policy: 'A Sporting Future for the Playing Fields of England'.
- 4.35 Sport England, as Statutory consultee, have been consulted at pre-application stage. They have confirmed that Exception E5 Sport England's playing fields policy would be the most applicable to the proposal: *"E5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields"*.
- 4.36 **Sport England - Artificial Surfaces for Outdoor Sport (2013)**
- 4.37 This guidance has been prepared to consider the design issues for a wide range of outdoor sport spaces including pitches, single sports use courts and multi-use games areas (MUGAs) with artificial surfaces constructed from various combination of man-made materials.
- 4.38 The general advantages of artificial pitches over natural grass can be summarised as allowing:
- Greater durability
 - More efficient use of space
 - Increased usage
 - Flexibility
 - Better overall value for money
 - Defined performance characteristics.
- 4.39 It identifies that for rugby, the surface type should be 'long pile artificial grass' and in accordance with the BS EN 15330-1: Surfaces for Sports Areas – Specification for synthetic turf and need punched surfaces: Part 1 Specification for synthetic turf surface (rugby union).
- 4.40 A recent innovation is a number of '3G' (third generation) or 'long pile' products with generally a longer piles and various combinations of rubber crumb, or sand and rubber fillings. These are mainly suited towards football and rugby. Typically, the long pile 3G should be 60-65mm with a shock pad.
- 4.41 The guidance considers the site planning principles including location, infrastructure, trees, flooding, drainage and construction. It notes that for pitches where a significant amount of community use is planned, it is essential that the pitch is properly floodlit. The advantages of outdoor sports lighting are:
- Increased use of facilities

4.0 Planning Policy Context

- Programming flexibility
- Additional income
- Usage options

Emerging Development Plan Documents

Havant Borough Local Plan 2036

- 4.42 The new [Havant Borough Local Plan 2036](#) document is at a very early stage of preparation. Background technical studies have been undertaken to inform the preparation of the document, which are considered below within the “Evidence Base documents” section/
- 4.43 The first draft of the Local Plan 2036 document is expected to be consulted upon in early 2018.

Evidence Base Documents

Open Space Plan Review - 2012 – Kit Campbell Associates

- 4.44 Prepared in support of the Havant Borough Local Plan (Allocations) document, paragraph 2.27 of the [2012 Open Space Plan Review](#) sets out that in keeping with the general tenet of the 2006 study, sports pitches and courts were found to be sufficient in number but some were lacking in quality.
- 4.45 While improving the drainage infrastructure of some of the existing pitches is seen as a partial solution, this is to be coupled with provision of more ATP's in which the Borough is deficient. A total of five ATP's is required to meet the locally determined standard.
- 4.46 The document states that ideally, new ATP's should be located in educational establishments with strong community links. This would optimise the use of the facilities and management and security measures are likely to be already in place.
- 4.47 The document states that other objectives are to make sports pitches and courts more flexible to changes in demand for certain pitch types (e.g. 5- or 9-a-side) and to improve buildings to encourage greater social use as clubhouses rather than simply being changing rooms.

Local Green Spaces in Havant Borough - Nov 2017 – Havant Borough Council

- 4.48 The [Local Green Spaces 2017 document](#) revisits the Green Spaces allocated within the Local Plan allocations 2014 document, seeking to update the technical analysis to inform the Local Plan 2036 document. The site is not identified within the document.

5.0 Key Benefits and Considerations

WIDER BENEFITS OF AGP'S

5.1 AGP's offer the following key benefits:

- Provide high quality facilities to improve the player experience
- Address the shortage of grass rugby pitches
- Reduce the amount of cancelled games due to waterlogged and overplayed pitches
- Provide opportunities to increase participation and tackle inactivity by attracting new players to the game including juniors and women.
- Provide opportunities to play different forms of rugby including tag/touch rugby and rugby 7s
- Link to and support the RFU's All Schools Programme and other coaching programmes. The All Schools Programme has been developed by the RFU to increase the amount of rugby in schools and to encourage new players to join local clubs.
- Improve community links to the host rugby club
- Provide opportunities to run other local community programmes and for local school hire during the weekdays.
- Schools and community clubs benefit from a significantly discounted pitch hire price (typically 60-75%) at both peak and off-peak times.
- The focus of the 3G AGP is to provide a facility to support rugby however there will be opportunities for the local community to hire the pitch for other sports.

BENEFITS TO LOCAL CLUBS AND COMMUNITIES

5.2 Engagement through the Local Rugby Partnership suggested the following potential benefits of providing a AGP at Havant RFC. An indicative usage plan for the typical use of a Rugby Turf AGP is attached to this planning application; a detailed schedule and timetable of users is not available at this stage but would be managed by the host club for the benefit of the LRP and the community, in line with any restrictions upon usage.

Local Clubs

- 5.3 As host club, **Havant RFC** have tentatively selected their 12hrs for usage but are happy to work with and accommodate the LRP to find the best fit for all.
- 5.4 **Locksheath Pumas RFC** currently train and play across 3 different sites with various charges involved; the club has expressed an interest in using the site for training and matches, and also to support a potential tie in for their embryonic Youth section.
- 5.5 **Petersfield RFC** are interested in using the facility for Friday Night Veterans fixtures, and potentially for showpiece games for some Youth teams.
- 5.6 **Fareham Heathens RFC** are very keen to use the proposed pitch one night per week for training, to help preserve their own grass training surface throughout the season. The club are already booking offsite training facilities through the winter, and are interested in the potentially discounted LRP rates to help manage club funds better. Also interested in both Veterans and Colts Friday night activities, and the potential for joint youth training. Also

5.0 Key Benefits and Considerations

keen on the 5pm Kick-Off slots on a Saturday, which may suit some of their players with trades that work on Saturdays.

- 5.7 **Southsea Nomads RFC** – currently booking external facilities for both playing and training, would be interested in modelling how much the club could save by using the site as their home pitch.

Local Schools

- 5.8 The **Havant Borough Council Sport Development Officer** has expressed an interest in the usage of the proposed pitch for schools activation activity, and confirmed it could be a central hub for rugby across a number of schools.

Other Users

- 5.9 The **Havant Borough Council Sport Development Officer** also confirmed an interest to explore usage of the proposed facilities for other community based organisations during the week, which the LRP is happy to support.
- 5.10 **University of Portsmouth** have registered an interest in use of the site on Wednesday afternoons (in line with British University and College Sports schedules) to take the pressure off pitches in Portsmouth. The university currently runs 7 rugby teams and an American football team who all require pitch allocations on Wednesday afternoons; the proposed facility would assist in meeting these requirements.
- 5.11 **Portsmouth Dreadnoughts American Football Club** are a partner club of Havant RFC, and currently use the site in the summer. The team would be interested in summer usage of the proposed facility for their matches on a Saturday afternoon.

KEY PLANNING AND MATERIAL CONSIDERATIONS

Community Benefit

- 5.12 Per the previous section, the benefits of the scheme to the local rugby community are numerous. The beneficiaries of the proposal include not only Havant Rugby Club itself, but also the LRP and it's constituent clubs, local schools and community groups, and higher education providers.
- 5.13 The proposed facilities will be available to the community at discounted prices, allowing clubs and societies to access state of the art facilities for competitive prices compared to existing facilities across the Borough.
- 5.14 In line with Policy CS1 Health and Wellbeing, the proposals will encourage greater participation in sport, encouraging healthier lifestyles that will improve wellbeing across the borough and promoting the borough as an attractive destination for recreation, leisure and culture.
- 5.15 Furthermore, the proposal responds positively to the tests of contributing to the availability of community facilities through refurbishment or new provision, justified by needs which are evident in the local district; and through improving existing cultural assets with regards to sports activities.

5.0 Key Benefits and Considerations

Playing Pitch Provision

- 5.16 Sport England have raised no objection to the proposal at pre-application stage and have accepted that the RFU's mapping and modelling evidence supports the need for a WRC 3G AGP in Havant for match play and training.
- 5.17 It is considered that the WRC 3G AGP would be of sufficient benefit to the development of rugby and that this benefit would clearly outweigh any detriment caused by the loss of a natural turf pitch. The proposal is therefore considered to meet both para 74 of the NPPF and Exception E5 of Sport England's Playing Field Policy.

Green Infrastructure and Open Space

- 5.18 In line with Policy CS1 Health and Wellbeing, the proposal improves an existing open space through providing new high quality features, accessibility and appearance, achieving an international standard – World Rugby Compliance.
- 5.19 Whilst the site is not allocated as "Green Infrastructure" within the Havant Site Allocations document, it undoubtedly forms part of the green assets of the borough. In accordance with Policy CS13 Green Infrastructure, the proposal improves the existing green infrastructure through the enhancement and creation of additional resources, without undermining the functional integrity of the green infrastructure.
- 5.20 In line with Policy CS19 Effective Provision of Infrastructure, the proposals will promote the creative multifunctional use of existing and proposed facilities, will support the local economy through the provision of discounted booking fees, and does not result in the loss of social or other publicly-provided community services.
- 5.21 The proposals do not comprise "redevelopment" as defined by Policy DM1 Recreation and Open Space; the functional use of the site will remain per the existing, so the tests set out within this policy do not apply.
- 5.22 The proposals respond positively to demands set out within the 2012 Open Space Plan Review, seeking to address the lack of poor quality rugby pitches through the provision of a fit for purpose AGP designed for Rugby activities, and can form one of the five pitches required by this document.
- 5.23 The proposal also responds strongly to the 2012 Open Space Review requirement that new ATP's should be located in educational establishments with strong community links; whilst the Havant RFC is not an educational establishment, it has excellent links with the local community through the LRP, and its proximity to a number of schools within the surrounding area will drive usage and participation.
- 5.24 Also reflecting the Open Space report's requirements, a robust management framework and security arrangements are also proposed; the proposed pitch can also be used flexibly for other sports, including American Football; and the adjacency of the proposed pitch to the clubhouse and changing facilities will encourage greater social use of the clubhouse.

Flood Risk and Drainage

- 5.25 The site is located within Flood Zone 1. As the proposed playing surface is under 1 hectare, a full Flood Risk Assessment is not required; however, we have prepared and provided the enclosed Ground Conditions Survey document, and Flood Risk and Drainage Management

5.0 Key Benefits and Considerations

Strategy document to demonstrate that the proposed development will not result in increased surface water run-off, as required by Policy CS15 Flooding and Erosion Risk

- 5.26 The enclosed Ground Conditions reports confirms that the near surface Head and sandy London Clay soils that make up the site display a degree of permeability. The report confirms that the near surface soils are considered capable of disposing of storm water via infiltration systems.
- 5.27 The Flood Risk Assessment and Drainage Strategy document confirms that the site is located within Flood Zone 1, (Low Flood Probability) and as such, the report considers the development to be at a low risk of flooding from rivers or the sea. The report also considers the site to be of low risk of flooding from surface water, groundwater, sewers or reservoirs.
- 5.28 The proposals incorporate Sustainable Drainage Systems (SuDS) to manage surface water drainage; the primary means of discharge will be to the underlying ground via infiltration, up to the limit available in that soil and then a secondary restricted piped overflow discharge to the receiving land drainage system that is serving the existing pitch.
- 5.29 The proposed pitch drainage and the final discharge to the existing land drainage system shall be restricted to 3.4l/s, by maximising infiltration drainage under the pitch and by providing a means of restricted discharge flow rate equal to that of the existing greenfield runoff rate. The necessary flow control and attenuation storage measures are proposed.
- 5.30 Therefore, the surface water discharge rate from the proposed pitch is to equal to the existing runoff rate from the existing site, which does not increase flood risk to areas on and off site.
- 5.31 The maximum surface water discharge from the proposed pitch is equal to the average annual greenfield runoff, but during all storms up to the worst case duration 1 in 100 year storm event plus 40% climate change factor, therefore the level of flood risk protection is far greater than at present.

Floodlighting

- 5.32 The proposed floodlighting will consist of 6no. 15m galvanised collapsible floodlight columns housing 12no. A3 MAXI luminaires to provide the required light levels for the new pitch, whilst also minimising light spill glare and upward light leakage. The floodlighting strategy has been prepared in accordance with the 'RFU Guide to Floodlighting'.
- 5.33 In line with Policy DM10 Pollution, which requires external lighting to be of the minimum level of illumination and duration required for security and operational purposes, the enclosed Lamp Specification document demonstrates that the proposed lamps are specially designed and chosen to due to their ability to direct lighting on to playing surfaces and minimise horizontal and vertical light spill.
- 5.34 The enclosed Floodlighting Levels Plan demonstrates the minimal extent and level of light spill to the north and south of the pitch. Whilst the extent of light spill to the east and west is greater, due to the orientation of the pitch, the intensity of the light is very low.
- 5.35 The light spill into Park Lodge, to the south of the pitch, and into the curtilage of the residential buildings to the east of Hook's lane is minimal, less than 15 lux with a maximum of 5 lux on the majority of the curtilage. Hook's Lane has streetlighting along its extent of much closer proximity than the proposed floodlighting, so the minimal light spill of the

5.0 Key Benefits and Considerations

floodlighting is unlikely to materially increase light levels within the curtilage of the residential properties.

Residential Amenity

- 5.36 Policy CS16 High Quality Design requires development to be designed to a high standard, and does not cause unacceptable harm to the amenity of neighbours through outlook or noise.
- 5.37 Park Lodge is screened from the pitch by a mature hedge row which is retained in all instances. The daytime outlook from the upper storey of the building will be altered due to the removal of the treeline; in all other senses, the daytime outlook will be largely as existing, with the grass-like appearance of the AGP reflecting the existing facility. The night time outlook will be altered as the current floodlights are not functional. Given the function of the land remains to house outdoor sport, and the urban setting of the site, this is not considered a visually unacceptable proposal.
- 5.38 A number of the dwellings to the east of Hook's Lane are screened from the site by a number of mature trees either side of the access road – their daytime outlook will be impacted by the removal of the Cypress trees. The Havant RFC second team pitch, to the north of the site, is already floodlit and used for evening rugby activities; the proposal would extend this established use on to the site, where the application pitch used to be partially floodlight in the past.
- 5.39 It is acknowledged that the proposal will intensify usage and activities at the site, however the design of the pitch is in keeping with the function of the land and broadly reflects the existing pitch to the north. In terms of noise, the proposed usage restrictions will prevent activities extending beyond 10pm, preventing noise and disturbance during unsocial hours; the topsoil bunding surrounding the pitch will also act, to a limited extent, as a localised acoustic barrier to reduce noise transmission to surrounding properties.
- 5.40 The proposal is not considered likely to result in unacceptable harm to the amenity of neighbours.

Ecology

- 5.41 The construction of the pitch will require the removal of 4no. trees to the south east of the current playing pitch, 1 no. tree to the south west of the playing pitch, and the Cypress trees lining the north, east and west sides of the playing pitch.
- 5.42 In line with Policy DM8 Conservation, Protection and Enhancement of Existing Natural Features, the design optioneering considered all practicable methods to retain and enhance these existing natural features. However, it has not been possible to retain these features because:
 - It has not been possible to accommodate the geometry of a world rugby compliant AGP in this location, inclusive of the required access, circulation and servicing spaces, within the existing tree lines. To provide this facility in this location, the tree line must be removed.
 - The Cypress trees on the north, east and west sides of the pitch drop their needles annually; this leaf litter would contaminate the playing surface. As they rot down, they form a drainage-inhibiting 'skin' within the surface, providing a growing

5.0 Key Benefits and Considerations

medium for algae and moss and reducing the effectiveness of the surface's passive drainage mechanism.

- 5.43 The existing trees annotated on the site plans would be dug out and chipped, with their mulch used to top the topsoil bunds surrounding the site. This significantly reduces the need for excavated topsoil and spoil to be transported off site. The bund (discussed in more detail within the construction management plan) would be scattered with the wood chippings to provide resilience, and grass seeded to integrate and compliment the character of the surrounding green space.
- 5.44 The enclosed Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment documents consider the ecological implications of the proposals. The recommendations will be considered and discussed with the LPA and statutory consultees as required through the planning application determination process, in order to identify appropriate and practicable mitigation or improvement measures where required.

Transport and Parking

- 5.45 In line with Policy DM14 Car and Cycle Parking on Development (excluding residential) and the Havant Parking SPD, which itself aligns to Hampshire County Council's parking requirements, the transport impacts of the proposal have been considered within the enclosed Transport Statement document.
- 5.46 The Rugby Club benefits from flexible parking arrangements; it is possible for the club to use surrounding parking facilities during its peak activity times, as these coincide with non-usage or quiet times of the surrounding facilities. A key sensitivity in this regard is Bidbury Junior and Infant School drop-off and pick up times, during which times the Rugby Club car park is at capacity; the RFU Typical Usage document demonstrates very little activity to conflict with drop-off times first thing in the morning, with rugby activities only on a few days during pick-up times (typically 3/4pm).
- 5.47 The Rugby Club has a first team match day manager, to proactively ensure any issues arising in adjacent car parks are quickly resolved. This arrangement works well and is proposed to continue. On First team match days, part of the shared car parking to the south is coned off to allow the visiting team's coach/minibus to park during the match.
- 5.48 In terms of vehicle trip generation, the transport Statement suggests the proposed development is not anticipated to have a material impact on the operation or safety of the local highway network.
- 5.49 This is in line with Policy CS20 Transport and Access Strategy, which seeks to permit development that does not increase congestion and provides transport management measures to ensure the safe and efficient operation of the local road network.
- 5.50 Given the accessible nature of the site, and the proximity to Bedhampton and Havant railway stations, the Transport Statement suggests that users of the proposed facility are likely to use sustainable transport options such as cycles, buses or trains, rather than private vehicles. Accordingly, the proposed development is considered to align with the requirements of local and regional parking and highways planning policy.

5.0 Key Benefits and Considerations

Design, Access and Security

- 5.51 The site can be prone to vandalism; a public footpath is located in front of the existing stand and effectively forms the southern border of the site. In line with the requirements of the Havant Design SPG, the proposals include non-intrusive but secure low-level fencing, to discourage antisocial behaviour and/or non-authorised access to the facility.
- 5.52 Furthermore, the design and colouring of the storage container, painted green with the branding facing the proposed pitch only, and within the boundary of the topsoil bund, is intended to integrate into the surroundings, as required by the Havant Design SPG.

Advertising Consent

- 5.53 The proposed RFU branding on the pitch-facing side of the storage container falls within Schedule 1 Class A of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and therefore does not require express advertising consent.

Construction

- 5.54 Policy CS16 High Quality Design requires development to mitigate negative environmental impacts through sustainable design and construction methods. The proposed construction method including retention of the extracted topsoil as a bund and the felled trees as wood chippings is considered a sustainable approach, with construction vehicle traffic significantly reduced.
- 5.55 The enclosed Construction Management Plan sets out the proposed construction activities and an approximate timescale for implementation. This has been developed in consultation with Havant RFC to identify any potential sensitivities with neighbouring properties, and seeks to minimise the level of disruption or impact caused to surrounding residents, and those bringing children to and from Bidbury Junior and Infant schools.

Sustainable Development

- 5.56 The NPPF introduced a presumption in favour of sustainable development and through the three dimensions we consider that the proposals contribute towards this objective as follows:
1. Economic role
 - a. Provide a self-funding facility for use by Havant RFC and the wider community
 - b. Provide affordable access to the facilities and to be self-financing in terms of community use;
 - c. Satisfy competition play and training needs with a robust sustainable business plan to monitor the delivery of the rugby development plan on a regular basis.
 2. Social role
 - a. Provide modern facilities that will encourage the maximum rugby union developmental outcomes with the benefits to health and wellbeing associated with this.
 - b. Contribute to Rugby Football Union's grassroots rugby union development;

5.0 Key Benefits and Considerations

- c. Provide opportunities for the local community and sports organisations to participate in sport and physical activity for health improvement and development of their skills, particularly amongst low participant groups;
 - d. Generate positive attitudes in sport and physical activity by young people and reducing the dropout rate in sports participation with age;
 - e. Increase the number of people of all ages and abilities participating in sport and physical activity including people with disabilities;
 - f. Use the facilities to encourage the range, quality and number of sports clublinks and to stimulate competition that is inclusive of young people and adults;
3. Environmental role
- a. Ensures that any harm caused to the natural environment is mitigated through the use of sustainable construction methods, and provide opportunities for potential greening or ecological improvements wherever possible.

6.0 Summary and Conclusions

Summary and Conclusions

- 6.1 This Planning Statement has been prepared on behalf of the RFU, as part of its Rugby 365 Project, and is submitted in support of a planning application for development described as follows:

“Redevelopment of grass rugby pitch to provide World Rugby Compliant Third Generation Artificial Grass Pitch, with associated hard and soft landscaping, fencing, ancillary storage container and dugouts, and new floodlighting”

- 6.2 In summary, the proposal offers a significant community benefit, in the form of an enhanced sports leisure facility that will encourage year-round participation in rugby (and other sports) even in inclement weather. The proposal will secure increased participation in sporting activities, encouraging healthy and sustainable lifestyles in line with Havant Borough Council’s strategic planning policies, and responds to the Boroughs identified open space needs.
- 6.3 The intensified usage of the proposed AGP, in combination with the provision of new floodlighting and removal of the existing trees, will have a marginal impact on the amenity of neighbouring residential dwellings. Given the established usage of the site for rugby activities, and the presence of an existing floodlit rugby pitch to the north of the site, and the fact that the subject pitch has been partially floodlit in the past under permission reference 98/51637/005, the proposal is considered acceptable in this location. When considered alongside the specification of the lighting equipment, designed to minimise light spill, and the restriction of any activities in unsociable hours, the proposal is not likely to result in unacceptable harm to the amenity of its neighbours.
- 6.4 The proposals require the removal of numerous trees and topsoil. However, the retention of the topsoil and tree mulch around the pitch to form bunds represents a sustainable approach to construction, and there are opportunities for potential greening or ecological improvements pending confirmation that such does not undermine the integrity of the pitch surface / facility.
- 6.5 The proposal is considered to demonstrate acceptable impacts and mitigations in terms of drainage, flood risk, parking, highways, and construction methodology, and constitutes a positive contribution to the green infrastructure and open space of Havant Borough Council.
- 6.6 The significant social, economic, community, health and amenity benefits of the proposals are considered to align strongly with the NPPF’s presumption in favour of sustainable development. It is considered that on planning balance, the benefits of the proposal far outweigh any potential impacts.

APPENDICES

Schedule of Planning Application Documents

Planning Application – Forms and Certificates

PLAN NAME	LOCATION IN APPLICATION
Planning Application Form	-
Planning Application Cover Letter	CoverLetter
Planning Portal Application Payment Calculation Form	PlanningPortalFeeCalc
Fee Payment (Cheque)	Via Post

Planning Application – Plans and Drawings

PLAN NAME	LOCATION IN APPLICATION
Location Plan (1:1250)	SIS-MUK1853-07
Existing Site Plan (1:500)	SIS-MUK1853-05
Existing Site Plan (1:200)	SIS-MUK1853-03
Proposed Site Plan (1:500)	SIS-MUK1853-04
Proposed Site Plan (1:200)	SIS-MUK1853-02 rev F
Proposed Elevations (1:150)	SIS-MUK1853-06
Proposed Elevations – Floodlight Columns Detail (1:500)	SIS-MUK1853 Floodlight Columns
Proposed Sections (Topsoil Bunds)	SIS-MUK1853-01 rev E
Floodlighting Levels Plan	SIS-MUK1853 HLS03438
Crowd Barrier	Crowd Barrier Fence Drawing
Topographical Survey	HavantTopoSurvey

Planning Application – Supporting Documentation

DOCUMENT NAME	LOCATION IN APPLICATION
Design and Access Statement	MUK1853 Design and Access Statement
Planning Statement	HavantPS_vFinal
Activity / Usage / Management Plan	RFU_Usage
Floodlight Lamp Specification	Si Compact Maxi Light Spec
Proposed Materials	MUK1853_M Havant RFC materials
Ground Investigation Report	HavantGroundConditionsReport
Arboricultural Report	To follow
Preliminary Ecological Appraisal	Havant_PEA
Preliminary Bat Roost Assessment	Havant_PBRA
Flood Risk Assessment and Drainage Strategy	RFU-HYD-00-XX-RP-S-0003 Drainage Strategy
Transport Statement	08375-HYD-XX-RP-TP-5006-S2-P1
Construction Management Plan	Havant RFC CEMP
Unexploded Ordnance (UXO) Report	MACC UXO Report

Site Location Plan

