

Planning Application Response of Planning Policy

Application No:	APP/17/01327
Site Address:	Havant Rugby Club, Hooks Lane Ground Clubhouse
Development:	Redevelopment of grass rugby pitch to provide World Rugby compliant Third Generation Artificial Grass Pitch, with associated hard and soft landscaping, bunding, fencing, ancillary storage container and dugouts and new floodlighting.
Case Officer:	Daphney Heyward
Comments by:	Simon Kennedy
Date of Comments:	11th January 2018

Policy Status

The Local Plan (Core Strategy) and the Local Plan (Allocations), together with the Hampshire Minerals and Waste Plan provide the development plan for the borough. The following policies and documents are of particular relevance:

- CS1 Health and Wellbeing
- CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- CS16 High Quality Design
- CS15 Flood and Coastal Erosion Risk
- DM8 Conservation, Protection and Enhancement of Existing Natural Features
- DM10 Pollution
- DM14 Car and Cycle Parking on Development (Excluding Residential)
- Havant Borough Council Parking SPD (July 2016).

It should also be noted that the Council is also reviewing its Local Plan, and a Draft Regulation 18 version of the document is currently subject to public consultation until Friday 16 February 2018. Whilst the policies can only be afforded limited weight at this stage in the plan, it is considered the Draft Local Plan represents the Council's direction of travel.

All the above documents are available at: www.havant.gov.uk/localplan.

Policy Compliance

The proposed development is considered to be in compliance with Core Strategy Policy CS1 by improving the sports facilities within the borough. In particular, the redevelopment proposal with artificial turf would enable the facility to be used all year-round basis. On this basis, it is considered to represent superior new provision in accordance with criterion 4 of the policy.

The design of the proposal should be considered against criteria set out by Policy CS16.

The development should ensure there is no net increase in surface water run off. Priority should be given to the use of a Sustainable Drainage System, unless it is proven that SuDs are not appropriate in line with Policy CS15. In this respect, the Council's Drainage Engineer should be consulted on details for the surface water management on the site.

It is noted that some trees and hedgerows are proposed to be removed as part of the proposal, but there is also some replacement planting proposed to offset the loss of the

existing hedgerows. Subject to the views of the Council's Arboricultural Officer and Ecologist, a conflict with Policy DM8 of the Core Strategy would be unlikely to arise.

However, it is unclear whether the applicant has explored options to retain these features and/or whether the replacement planting would be sufficient mitigation in accordance with the provisions in Policy CS11. Any harm arising from the loss of these natural features will need to be carefully weighed in the planning balance against the benefits of the improved sports facility (in the accordance with paragraph 14 of the NPPF).

Any lighting schemes associated with the development should comply with the provisions of Policies CS11 and DM10 and rely on advice received from the Council's Environmental Health Team and Ecological Consultant.

Should the development result in an increase in the overall size of the playing pitch, consideration may need to be given to Policy DM14 which relates to car and cycle development. In this respect, the applicant may wish to refer to the criteria as set out in Table 8 of the Havant Borough Council Parking SPD (July 2016).

APP/15/00832

It should be noted that development of the pitch proposed under this application will not meet the requirement for compensatory sport provision for an artificial grass pitch as required by condition 3 of planning permission APP/15/00832 which states:

"The use of the children's day nursery shall not commence until details of the design and layout of the artificial grass pitch have been submitted to and approved in writing by the Local Planning Authority, following consultation with Sport England. The artificial grass pitch shall be constructed in accordance with the approved details and within 6 months of the commencement of the children's day nursery, unless approved in writing by the Local Planning Authority."

Whilst the above condition forms the subject of a separate application, we would draw the applicant's attention to the relevant trigger point with regards to the children's day nursery use and the need to provide compensatory sports provision. In this respect, the applicant may wish to consider the emerging provisions in Policy E3 of the Draft Local Plan, particularly with regard to any revision or variation to the approved scheme extant planning permission.

Conclusion

The policy team welcomes the upgrade in sports provision as proposed and raises no objection in principle subject to the detailed design and layout of the scheme.