

Daphney Haywood
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

01 May 2018

Dear Daphney,

APP/17/01327: HAVANT RUGBY FOOTBALL CLUB, HOOKS LANE, HAVANT PO9 3EJ ADDITIONAL INFORMATION RELATING TO REVISED LAYOUT

With reference to a number of comments received through the statutory consultation process on the above planning application, I am pleased to enclose detailed revisions to the proposal alongside further supplementary information relevant to the operation of the proposed facility, including technical consideration of the impacts of the development, and their accordance with technical standards and the advice received.

A full schedule of the drawings and supplementary information submitted, and the information this supersedes from the original application, is set out overleaf within Table 1.

REVISED PROPOSAL

The RFU and Havant RFC are totally committed to creating the best facilities in South-east Hampshire to promote Rugby and other, complementary sporting activities for the Borough's and local community use. The proposed artificial grass pitch begins to address the poor state of the rugby club's playing pitches and reduces the ongoing operational costs for both the Local Authority, as landowner, and the club as tenant.

In response to comments from technical and non-technical stakeholders, the design of the proposed facility has been altered as follows:

- The extent of the tarmac walkway around the pitch has been reduced, and the location of the decontamination area has been moved, such that the three Leyland Cypress hedgerows may be retained (Numbers H1, H2 and H3 of the Arboricultural Survey submitted in support of the original proposal).
- The topsoil excavations produced through the construction phase will now be transported off site, rather than formed into bunds. This has added a significant additional financial cost to the project.
- Reference to a "tree to be removed" to the south-east of the pitch has been taken off the proposed drawings, as this tree does not presently exist, and has not done so for a number of years.

As such, the revised description of development should be considered as follows:

“Redevelopment of grass rugby pitch to provide World Rugby Compliant Third Generation Artificial Grass Pitch, including retention of the surrounding cypress tree hedgerow, associated hard and soft landscaping, fencing, ancillary storage container and dugouts, and new floodlighting”

The implications of these amendments are considered below.

Floodlighting

The floodlights have been moved by approximately one metre to align with the slightly relocated pitch. This is considered a minimal change to the previous proposal. The floodlight columns and lamps will be visible over the top of the retained Leyland Cypress hedges; the lamp hoods have been orientated to minimise the level of light spill into the surrounding residential dwellings, as demonstrated on the revised light spill diagram attached to this pack. The intensity of light reaching the residential windows is no greater than that emitted by the adjacent street light columns.

In line with Middlemarch’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).

Ecological Impacts

As set out within the original Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment, prepared by Middlemarch on behalf of the RFU, the Leyland Cypress Hedges to be retained are considered species poor and to have negligible potential for roosting bats. As the area is already well-lit, the impact of the new floodlights on commuting and foraging bats on the retained hedges is likely to be minimal. 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 Middlemarch ecological report will be observed.

Landscape Impacts

As set out within the original Arboricultural Survey and Impact Assessment prepared by Middlemarch on behalf of the RFU, the Leyland Cypress Hedges to be retained were originally considered to have moderate retention value, on landscape grounds – as these features are now being retained, the revised proposals respond positively to this requirement.

TRANSPORT IMPACTS

A number of stakeholder comments made reference to the management of player and spectator parking on training and match days. In response to this, Havant Rugby Club and the RFU have worked with surrounding landowners to formalise improved car parking arrangements, which will address and resolve the observed and perceived issues experienced by residents of the surrounding local roads.

Car Parking Arrangement

Aside managing access to its own car park, consisting of 51 spaces including two mobility-impairment vehicle bays, the Rugby Club co-ordinate with the Scouts’ Hall opposite the clubhouse on training nights and match days to minimise potential conflicts. **No physical modifications are proposed to the existing rugby club car park within this planning application.**

Building on the above, a formal agreement is now in place between Havant Rugby Club and St Thomas More school, to the north-west of the site. This arrangement is documented in the enclosed supporting letter. Furthermore, 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 are using these car parks as “overspills” to prevent players and spectators 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 to the relevant parking facilities whilst also attending traffic cones to block off the residential roads to non-residents. An example of the flyer used to direct visitors is enclosed.

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 whilst the match takes place.

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.

The Club are in discussions with Bidbury school, to the south-west of the site, to formalise a car parking arrangement with them also; as this site is also accessed from the clubhouse road, this parking facility will form a natural extension to the clubhouse parking facility, and may be used instead or in addition to St Thomas More’s and the Havant College site.

Parking Survey

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 full details of the survey are set out in the enclosed addendum to the original Transport Statement, concluding that there is adequate parking available at both events when managed in line with the regime set out above.

We trust the information submitted demonstrates the acceptability of the proposed method of parking management and control, addressing all the concerns raised by local stakeholders.

NOISE IMPACTS

In order to consider and address the concerns raised by residents and statutory stakeholders with respect to noise impacts, REC is appointed on behalf of the RFU 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 Monday to Friday.

REC's report is enclosed, and demonstrates 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.

ASSET MANAGEMENT

In response to some of the comments relating to antisocial behaviour and litter, the club have shared the following information in terms of their current and proposed match day activities, in order to address the concerns raised.

Antisocial behaviour

In the past, the Club have experienced problems with drug users using the stand as a place to meet outside of normal operational times, and with vandals damaging seats and writing graffiti. The club has worked with the local police to improve this, and has installed measures to dissuade the casual drug user / vandal, including the installation of CCTV covering the stands and the car park to the front of the club, and the use of proximity activated lights in the stand. The Club has also installed an acoustic deterrence device called a Mosquito, which emits a high-pitched sound that can only be heard by younger individuals. Since installing these, the Club's vandalism problem has disappeared and the club has not found signs of drug usage in the stand.

In terms of alcohol use and the presence of broken glass left on the public footpath, the club provides plastic beakers for all glass-based drinks to be decanted into when being taken out of the clubhouse. Whilst the club are vigilant in this regard, some individuals may take glass out which then smashes; the clubhouse staff actively sweep this up and check the stand and path for any broken glass or litter after events where alcohol is served.

In terms of large spectator groups, which can form intimidating environments for users of the footpath, the Club has committed to encouraging groups to keep the footpath clear at all times for non-spectators to have access along.

Litter

Whilst the club make efforts to clear up after each match, unfortunately 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. The Club management board agreed to put out supplementary black dustbins, and have now invested in a number of larger, conspicuous yellow wheelie bins to put out at each game to collect rubbish and dispose of it. The Wheelie Bins will be stored in the club at all other times and the responsibility to empty the public bins at other times remains with the council.

CONSTRUCTION MANAGEMENT

The pitch designers, SIS, are the proposed contractors to deliver the pitch. They have reviewed the various comments made by stakeholders and provide the following responses (in green):

1. Require Tree protection area to be expanded to protect the whole of the Root Protection Area (RPA) that is not in the carriageway/rear gardens.

In consultation with Middlemarch, the RPA set out within the Arboricultural Report is the absolute maximum extent possible to enable the redevelopment, taking existing constraints into account (and acknowledging that the hedge rows are now being retained. The existing roads to the east and south and the proposed development to the north and west have restricted the extent of Construction Exclusion Zone that can be provided. The fencing illustrated on the Tree Protection Plan is, in our assessment, the most that can be provided given the nature of the site. If there is scope to expand fencing in other directions that we have not considered, it would be good to discuss further and amend the Tree Protection Plan accordingly

2. Require all excavation with RPA to be hand dug.

We are happy to confirm this will be observed.

3. Confirm how the proposed development will address the anecdotal comments that the existing drain causes flooding in Hooks Lane.

Prior to any construction activities, the drain and connecting infrastructure will be jet cleaned, and the proposed collector drain has a flow control which will limit discharge to the existing drain, as set out within the Drainage Strategy document.

Over the past few seasons, in the process of assessing pitch playability, a club official has been at Hooks Lane many times during or following very heavy or prolonged rainfall, particularly in the winter of 2015 and during the January to April 2018 period. As the primary drain for the main pitch, the official checks the drain across Hooks Lane to make sure it is flowing well to ensure the pitch has the best chance to recover. On all these occasions, the official has never witnessed any flooding on Hooks Lane in or around the vicinity of the drains at the southern end. Inevitably there is water running in streamlets down the edges of the road towards the gratings but to the official's knowledge, this has never expanded to form a wider expanse of water.

4. Confirm construction and hard landscaping details - How the following will be constructed and the materials to be used: finished levels, hard surfacing material type / product reference and colour, laying bond, edging or threshold detail, artificial pitch, lighting and fencing.

Further to the materials palette information provided previously, and the details set out within the various drawings, the designers have provided more detailed product and materials specifications within the enclosed Method Statement document, which should be considered alongside the Construction Management Plan document.

Furthermore, the contractors wish to reconfirm that all demolition and construction will take place Monday to Friday 07:00 to 18:00, Saturday 07:00 to 13:00, with no activities on Sundays and Bank Holidays.

Where possible, the construction programme will seek to avoid vehicle movements during peak periods where practicable, such as during school drop-off and pick up times for the neighbouring Bidbury school. No delivery vehicles will be permitted to park on surrounding / local roads at any time. The movement of the topsoil off site will generate approximately 200 two-way truck movements over the approximately three-week period this activity is forecasted to take; equating to approximately 13 two-way movements per day over the period.

SUMMARY

This letter is accompanied by the following documents, which supersede those submitted previously as follows:

Table 1 – Schedule of new and superseded information:

DOCUMENT NAME	DOCUMENT REFERENCE	SUPERCEDED DOCUMENT REFERENCE
Updated Information Cover Letter	180427_HavantRFC_AddInfoCL_FINAL	N/A
Proposed Site Plan (1:500)	SIS-MUK1853-01 rev N	SIS-MUK1853-01 rev F, and SIS-MUK1853-04
Proposed Location Plan (1:1250)	SIS-MUK1853-07 Rev H	SIS-MUK1853-07 rev A
Existing Location Plan (1:500)	SIS-MUK1853-05 Rev A	SIS-MUK1853-05
Existing Site Plan (1:200)	SIS-MUK1853-03 rev F	SIS-MUK1853-03
Proposed Site Plan (1:200)	SIS-MUK1853-02 rev M	SIS-MUK1853-02 rev F
Proposed Elevations (1:150)	SIS-MUK1853-06 Rev B	SIS-MUK1853-06
Proposed Elevations – Storage Container	SIS-MUK1853-08	N/A
Floodlighting Levels Plan	HLS03438 REV 4	SIS-MUK1853 HLS03438

Parking Marshall Flyer	HRFC Car Parking Leaflet	N/A
Letter to St Thomas Mores School	HRFC _St Thomas Mores Letter	N/A
Technical Note – Parking Survey and Assessment	Havant RFC - Parking Survey Apr 2018	N/A
Technical Note – Baseline Acoustic Survey and Assessment	Havant RFC – Acoustic Impact Assessment Apr 2018	N/A
Method Statement	Havant RFC - Method Statement B	N/A
Notice to Owner	180501 _Notice_ HavantBC	N/A

I trust that the enclosed documents, in combination with the above narrative and the previously submitted planning application materials, provide reassurances in relation to the comments received from statutory and non-statutory consultees. The RFU are keen to work with the Local Authority and all stakeholders to address and mitigate any concerns, to enable the delivery of this fantastic new community asset in line with the Rugby 365 programme timescales.

I would welcome the opportunity to discuss any remaining concerns at your earliest convenience, particularly where you consider these might require any pre-commencement or pre-occupation conditions to be attached to the proposed development.

Yours sincerely,



JONATHAN HOGAN
SENIOR PLANNER

FOR AND ON BEHALF OF CBRE LTD.