



DESIGN AND ACCESS STATEMENT

FOR THE CONSTRUCTION OF A NEW SYNTHETIC TURF RUGBY PITCH AT HAVANT RFC



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1. INTRODUCTION

1.1 This statement is provided in support of the planning application to replace the formerly partially-floodlit grass pitch adjacent the Stand with a floodlit synthetic pitch facility.



View of existing pitch from Hook's Lane looking north west

1.2 The introduction of this new facility will expand the rugby provision on site and increase access to a wider range of participants.

1.3 This statement briefly analyses the characteristics of the site and surrounding area and is to be read in conjunction with the associated proposed planning drawings and supporting documents.

2. STATEMENT OF NEED AND COMMUNITY USE

Refer to Planning Statement supplied by the RFU and CBRE which accompanies this application.



3.0 BACKGROUND AND LOCATION

Havant RFC is located on Hooks Lane, Fraser Road, Havant, Hampshire. PO9 3EJ. Refer to drawing SIS-MUK1853-07 for Proposed Location Plan.

The club is predominantly surrounded by residential properties and schools, community buildings, and a St John's ambulance station. Havant Town Centre and retail park is located approximately 1km to the south east, and the village centre of Bedhampton, approximately 0.7km to the south.



The A3(M) is approximately 1.5km to west of the site and links to the A27 which is approximately 1km to the south of the site.

The proposal site has good highway network links for both car and cycle users. The site also has convenient public transport links with bus stops located on New Road under 300m to the south east. Bedhampton and Havant railway stations are both under 1km away to the south and south east respectively.



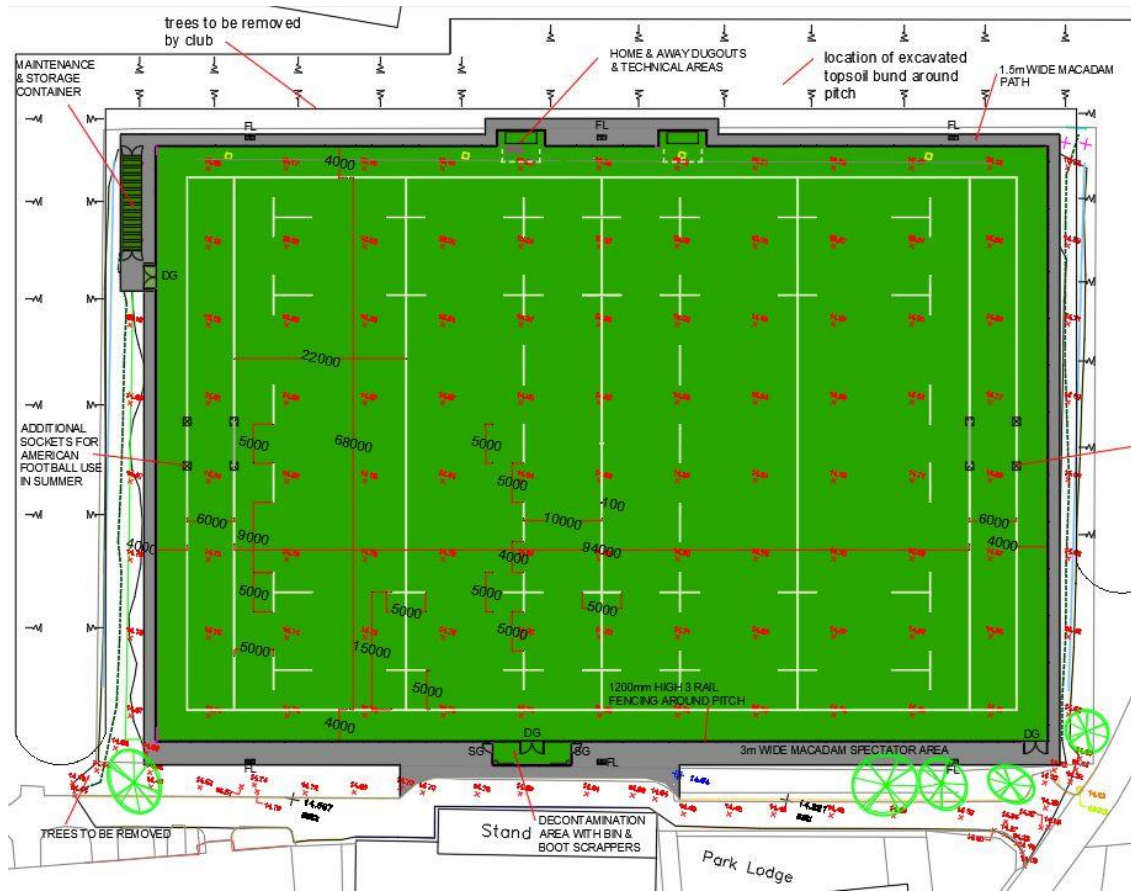
4.0 PROPOSAL DESIGN STATEMENT

4.1 The proposal takes the form of a new synthetic rugby pitch facility with dug outs, perimeter fencing and floodlighting. The proposal also includes the introduction of a storage container and associated perimeter and link paths.

Due to the constraints of the site the new artificial pitch will replace the formerly, partially floodlit grass pitch and the existing car park, Clubhouse and Stand will not be affected by the proposal works. Refer to Block Plan drawing SIS-MUK1853-04 which indicates the proposed layout. Existing vehicular entrance and paths are to be retained with additional paths introduced to link the new facilities to the existing infrastructure.

4.2 The design consists of the following:-

- 114 x 76m synthetic pitch area which includes 4m run off to all sides and 6m dead ball area. Pitch playing area 94 x 68m denoted by 100mm wide white line markings.
- Surface to consist of a sand and rubber infill 3G synthetic carpet system



- The area is to be enclosed by 1.2m high Duralok 3 rail fencing with single and double gates to afford both general access as well as access for maintenance and emergency purposes. The new fencing will replace the existing fencing which currently surrounds the existing grass pitch.



View of existing grass pitch and low level fencing

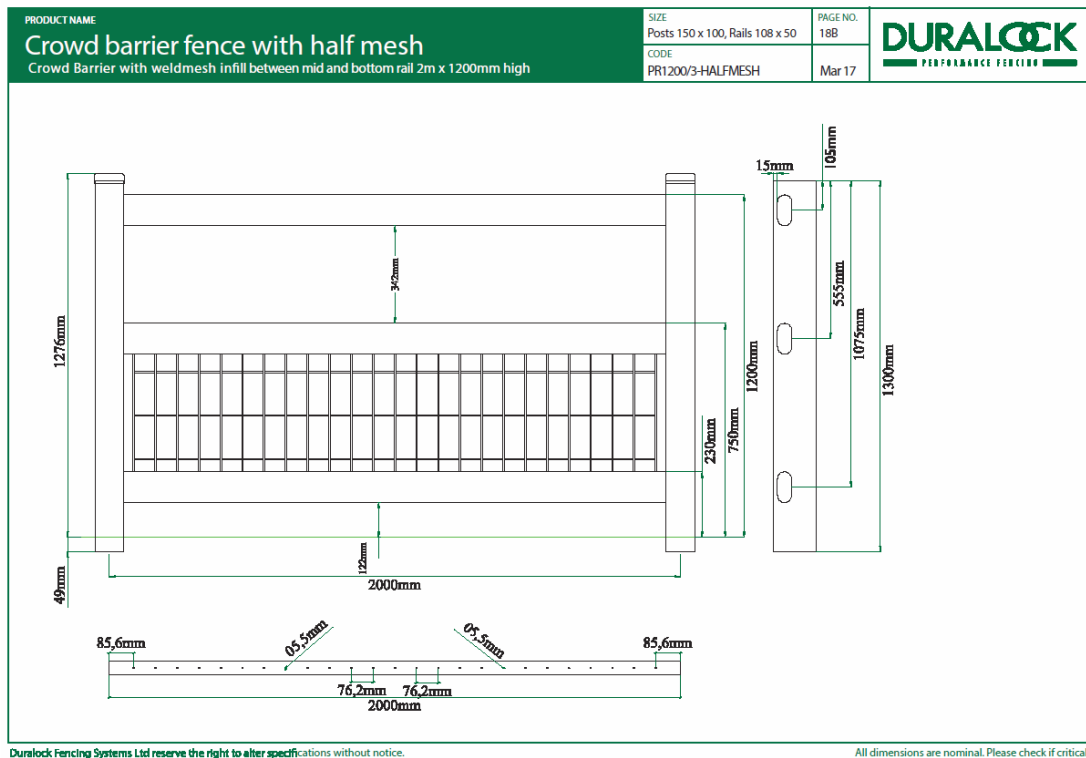
The player's entrance consisting of 2 no. single and 1 no. double gate are located adjacent the existing stand with 2 no. further double gates one adjacent the storage container to the north west corner of the pitch and one to the south east corner adjacent Hook's Lane for Emergency vehicle access and maintenance.

The emergency vehicle access position will be used by construction traffic for the duration of the contract.

The new facility will be Equality Act 2010 compliant. DDA access between the new pitch facility and existing infrastructure via the hardstanding areas adjacent to the stand, with disabled parking already provided within the existing car park area immediately adjacent the Clubhouse.



Perimeter fencing heights are in line with other similar RFU facilities and consist of a Duralok 3 rail system with half mesh which due to its low height is sympathetic to the surrounding area. See drawing below for fence details.



- Existing stand on the southern side of the pitch to be retained.
- New perimeter and link paths to be black porous asphalt.
- Additional sockets for American Football use in Summer to be installed at back of dead ball area.
- Although the nearest residential property is only approximately 20m away, given the existing use of this floodlit site will not being altered, no acoustic report has therefore been supplied with this application.



- The proposed pitch is located in the same position as the formerly, partially floodlit pitch. Furthermore, Floodlights are in use on the playing pitch to the north. The principle of using floodlights in this location is therefore supported and would not cause significant issues.
- New storage container (approx. 12.2m x 2.4m x 2.59 high) to consist of steel storage unit with RFU signage boards to pitch side. See below:-



- The proposed facility will be available for use from 9am – 10pm Monday to Friday including Bank Holidays, Saturday & Sunday 9am – 8pm.
- Refer to RFU draft usage plan document which accompanies this application.
- Existing floodlight columns to northern elevation of main grass pitch to be removed.



- Floodlighting to consist of 6 no. galvanized 15m high floodlight columns with A3 MAXI luminaires to provide the required light levels for the new pitch whilst controlling light spill, glare and upward light leakage. See drawing SIS-MUK1853 HLS03438 for floodlight spillage.

It should be noted that the Floodlight Spillage plan shows spillage on a flat site and does not take account of any tree screening or buildings.



View across existing floodlit grass pitches from Hooks Farm Way looking south towards pitch



5.0 LANDSCAPING

The existing Lawson's cypress trees surrounding the grass pitch to be removed by the Club prior to any works commencing on site. The construction of the pitch will also 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.





Excavated topsoil material from the proposed pitch is to be retained on site and as part of the works this material to be formed into bunds and seeded with grass. See plan below for bund location.



Proposed pitch layout showing location of excavated topsoil material

See proposed site layout drawing SIS-MUK1853-01 and existing topographical site plan SIS-MUK1853-03 for details.



6.0 ACCESS STATEMENT

6.1 Access

The proposal site will be accessed via the existing Havant RFC entrance/exit off Fraser Road.



View of Clubhouse entrance from Fraser Road

6.2 Parking

The existing site currently has a number of parking spaces including disabled parking spaces and therefore no additional parking provision has been included in respect of this application.

6.3 Temporary Construction Access

Construction traffic associated with the new pitch will use Hook's Lane via the proposed Emergency Access for both Contractor's access and deliveries. Deliveries to be restricted to outside of peak times, acknowledging school drop-off/pick up times, and road surface to be kept clean at all times. The existing footpath separating the pitch and clubhouse building will be kept clear and will remain accessible throughout construction, and will remain publicly accessible once the proposed development is completed.



Heras fencing to be provided to secure the site and segregate club users, public and visitors from the construction operations throughout the contract period.

Existing trees retained to be protected from damage throughout the construction process.



View along Fraser Road looking west towards Clubhouse entrance



View along Fraser Road looking east towards Clubhouse entrance



View towards existing pitch looking north east across MUGA from the end of Fraser Road



7.0 FLOOD RISK / DRAINAGE INFORMATION

7.1 As shown on the below extract from the Flood map for planning, the site is within flood zone 1. Despite the fact the proposal is under 1 hectare in size, a flood risk and drainage strategy document has been prepared in support of the application

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Flood map for planning

BETA This is a new service – your [feedback](#) will help us to improve it.

Flood probability

Your proposed development is in an area with a low probability of flooding

FLOOD ZONE 1

Land and property in flood zone 1 have a low probability of flooding

[More information about flood zones](#)

- You don't need to do a [flood risk assessment](#) if your development is in flood zone 1 and:

 - smaller than one hectare
 - is not affected by sources of flooding other than rivers and the sea, for example surface water drains
- If your development is in flood zone 1 and:

 - larger than one hectare
 - is affected by sources of flooding other than rivers and the sea, for example surface water drains

you can [learn more about flood risk assessments in flood zone 1](#)
- You can also [read more about flood risk assessments for planning applications](#)

7.2 The surface and sub base for the new pitch and spectator areas is porous with surface water from this area being stored in the base for attenuation, this is collected by 80mm lateral and 160mm collector drains which then discharge into the existing drainage system via a sewer to the west (GI P105). As set out within the drainage strategy document accompanying this application, the surface and sub-base.

Attenuation to be provided via the porous pitch construction and thus the outflow rate will be no greater than existing.



8.0 SUMMARY

8.1 The hours of use proposed for this facility are in line with other similar facilities and given its location and current use it is not envisaged that the proposal will impact significantly on existing properties.

8.2 The proposal will deliver improved sport facilities in line with the existing usage of the land, and will provide the club, Local Rugby Partnership, and wider local community with much improved.

8.4 The proposed site will be screened by the grass bund which surrounds the proposed pitch and the existing access to/from the site will not be affected by the proposal. Furthermore, the proposed floodlighting columns will be seen within the context of the adjoining, existing columns, with the four old, redundant columns removed as part of the project.

We therefore respectfully request that planning permission be granted for this improved facility which will be of benefit to the club and local community.