

2nd May 2025



Planning Statement

On behalf of Havant Hockey Club

Proposed Development of Hockey Clubhouse

CPC

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1.0 Introduction

- 1.1 CPC Planning Consultants Limited (“**CPC**”) have produced this Planning Statement (“**PS**”), on behalf of Havant Hockey Club (the “**Club**”), in support of the proposal to erect an additional storey to their existing changing facilities to create a new sports facility (clubhouse and changing rooms) Use Class F2 (the “**Proposed Development**”), at Havant and South Downs College (“**HSDC**”), New Rd, Havant PO9 1QL.
- 1.2 The proposed development site (the “**Site**”) is located on the existing changing facilities single storey unit to the rear of HSDC and would be accessed via the existing access arrangement.
- 1.3 The proposed development represents a once-in-a-generation opportunity to create a permanent base for the nationally renowned hockey club and its hundreds of members and a new community facility, as well as facilitating the ongoing coaching and development of the Borough’s youngsters.
- 1.4 This PS has been informed by, and should be read in conjunction with the following documentation:
 - Planning Application forms – prepared by CPC Planning Consultants
 - Planning Drawing Pack – prepared by PLC Architects
 - Noise Impact Assessment – prepared by Airtight Noisecheck

2.0 Application Site and Surroundings

- 2.1 The site currently comprises the existing changing room facilities unit to the rear of HSDC. Retaining the same access arrangement as the existing via Barncroft Way.
- 2.2 The Site is in proximity to HHC's Hockey pitch, which the proposed development retains.
- 2.3 The site is located in Flood Zone 1.

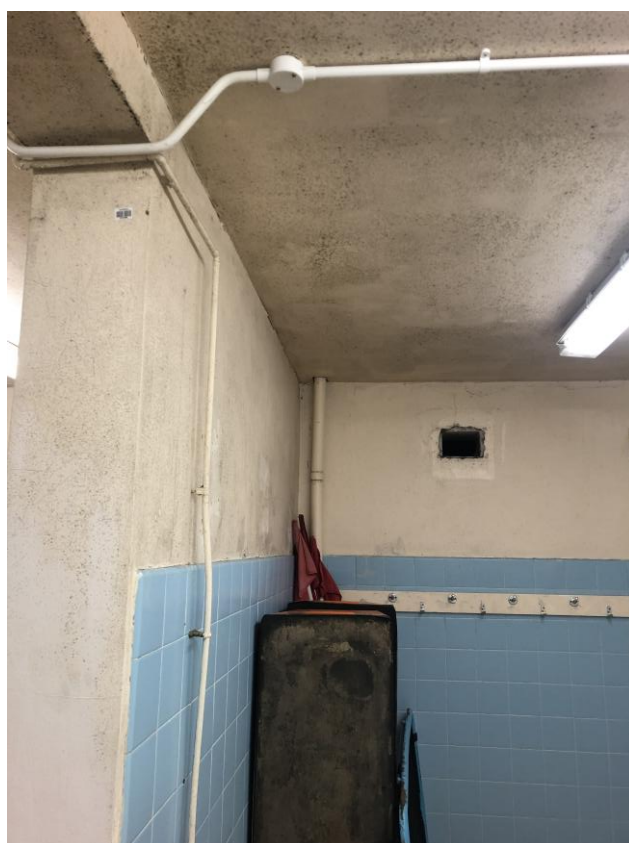
3.0 Background and Context

- 3.1 The Club has been active within the Borough for over 100 years, providing sporting, social and community benefits with as many as 500 players of all ages engaged each weekend, playing for the Club and receiving coaching, promoting one of the best junior sections in the country.
- 3.2 The Club is the only hockey club operating in the Borough, making it an important facility for residents of all ages.
- 3.3 Havant Hockey Club holds a unique position as the sole hockey club within the Borough, making it a crucial amenity for residents of all ages.
- 3.4 With over a century of activity in the community, the Club offers significant sporting, social, mental health, and community benefits. It supports players of all ages through playing and coaching opportunities, fostering one of the nation's leading junior programs.
- 3.5 The Club actively engages with the local community by providing free hockey coaching to over 1,000 children in local state schools, both during school hours and in after-school clubs, many of whom come from financially disadvantaged backgrounds. This community commitment extends further through its Community Outreach Programme, detailed in Appendix I.
- 3.6 The Club boasts a membership of over 200 senior players, 300 junior players, and 130 non-playing members, with an age range spanning from under 5 to over 80.
- 3.7 Havant Hockey Club fields a total of 25 teams, including eight senior men's teams (two of which are for veterans), five women's teams, and twelve junior teams. Demonstrating its commitment to high standards, the Club has been re-awarded England Hockey's ClubMark accreditation, the benchmark for operating standards in hockey clubs. It is widely recognised as a leading club in the sport.
- 3.8 At any given time, the Club provides guidance to over 300 young members, categorised into under 8s (mixed), under 12s, under 14s, under 16s, and under 18s for both boys and girls. Notably, the Under 18 Boys' team recently achieved gold in the England Hockey Cup.
- 3.9 Beyond playing opportunities, Havant Hockey Club invests significantly in its young members through leadership and coaching training, Duke of Edinburgh Volunteering opportunities, and by encouraging them to contribute to the local community by assisting coaches in schools.
- 3.10 The junior program prioritises participation, welcoming all children regardless of their socioeconomic background, with the understanding that talent can emerge from anywhere.

- 3.11 The Club's on-field senior success is also noteworthy. The men's first XI currently competes in Division 1 South, the second highest tier of England Hockey. Since the inception of national championships in 1972, the men's first XI has been national league or cup champions six times and has represented England in European competitions. The Club is proud to have produced two Olympic Gold Medalists, at least 23 full international players, and over 65 junior international players.
- 3.12 Havant Hockey Club is an indispensable local sporting institution within the Borough. It boasts a distinguished history of national-level achievements while serving as a vital training ground and community outreach provider, enabling residents of all ages to engage in sporting activities.
- 3.13 In summary, Havant Hockey Club, the only hockey club in the Havant Borough area, is an essential local sporting institution which, in addition to having a long standing history of achieving great things on the national hockey stage, is also a vital training facility allowing the Borough's residents of all ages to take part in sporting activity, and promote the next generation of hockey stars.

4.0 Current Facilities

- 4.1 The Club has played at HSDC since 1988, prior to this using the grass at Havant Park (before the advent of artificially surfaced pitches).
- 4.2 There is no clubhouse on site, with players and spectators having to travel to Havant Park for after-match refreshments and social gatherings, necessitating considerable travel for players and spectators alike. Consequently, parents are having to manage children across multiple locations and have nowhere to shelter on the HSDC site during Junior training sessions.
- 4.3 The changing facilities at HSDC are poor and badly in need of replacement. The club is currently disadvantaged in its bid to become an England Hockey regional centre of excellence. Some photographs of the current facilities are provided below:





5.0 Planning History

Relevant Local Planning History

The following planning applications relate to proposals at the application site:

- Ref. No: APP/24/01007 | *Full planning application for widening of north car park access and new widened bell-mouth junction.* | Status: Deposited (ie valid and registered)
- Ref. No: APP/23/00928 | *Erection of new three storey teaching building and provision of 8No. additional parking spaces, 14No. cycle spaces, new fencing and landscaping.(20.06.24). Request to discharge conditions 10, 11 and 12 (21.06.24).Request to discharge condition 14 (25.10.24).* | Grant perm/consent/certify lawfulness - Thu 20 Jun 2024
- Ref. No: APP/15/00639 | *Display of 1No. pole mounted banner system.* | Grant perm/consent/certify lawfulness - Tue 04 Aug 2015
- Ref. No: APP/13/01144 | *Discharge of Condition No. 2 of Planning Permission APP/13/00794.* | Grant perm/consent/certify lawfulness - Fri 15 Nov 2013
- Ref. No: APP/13/00794 | *Demolition of existing single storey building. Erection of new single storey building to serve as Adult Learning Centre.* | Grant perm/consent/certify lawfulness - Tue 08 Oct 2013
- Ref. No: APP/13/00385 | *Display of 1No. illuminated Triangular Monolith sign.* | Grant perm/consent/certify lawfulness - Wed 12 Jun 2013
- Ref. No: APP/12/00821 | *Discharge of Conditions 2, 5, 6 and 7 of Planning Permission APP/12/00345.* | Grant perm/consent/certify lawfulness - Wed 10 Oct 2012
- Ref. No: APP/12/00345 | *New single storey curriculum building to include 6No. classrooms, staff workroom, tutorial room and ancillary facilities. Replacement for temporary portacabins currently on site.* | Validated: Fri 30 March 2012 | Grant perm/consent/certify lawfulness - 24 May 2012.
- Ref. No: 04/51057/024 | *New substation and switch room.* | Grant perm/consent/certify lawfulness - 10 June 2004.
- Ref. No: 04/51057/023 | *Erection of new boiler room and extension to main entrance area.* | Validated: 19 February 2004 | Grant perm/consent/certify lawfulness - 14 April 2004.

- Ref. No: 03/51057/022 | Single storey photographic classroom facility. | Grant perm/consent/certify lawfulness - 06 March 2003.
- Ref. No: 02/51057/021 | *Erection boundary wall to max height (including pillars) of 2.025m adjacent to Nursery Unit and access to secondary car park area to north of site. (accessed from Barncroft Way).* | Grant perm/consent/certify lawfulness - 26 September 2002.
- Ref. No: 02/51057/020 | *Erection of single storey pitched roof building to form extension to refectory.* | Grant perm/consent/certify lawfulness - 07 March 2002.
- Ref. No: 01/51057/019 | *Single storey extension to south elevation of music suite.* | Grant perm/consent/certify lawfulness - 04 June 2001.
- Ref. No: 99/51057/018 | *Removal of 17 no. temporary classrooms and the construction of new sports hall and two storey block of 12 no. classrooms, covered way at first floor level, new fire escape and provision of 30 additional car parking spaces and 30 cycle racks.* | Permission Subject to Section 106 - 09 July 1999.
- Ref. No: 97/51057/017 | *Replacement Artificial Hockey Pitch and associated lighting. Erection of 3.6m high security fence surrounding pitch* | Grant perm/consent/certify lawfulness - 25 September 1997.

6.0 Planning Policy Context

Planning Policy Context

The following section outlines the planning policy context that is relevant to the proposed development.

In accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The current development plan for Havant Borough Council comprises:

- Core Strategy (2011)
- Site Allocations Plan (2014)

The relevant policies with the Havant Borough Local Plan (Core Strategy) are as follows:

- Policy CS1 Health and Wellbeing
- Policy CS7 Community Support and Inclusion
- Policy CS13 Green Infrastructure
- Policy CS14 Efficient Use of Resources
- Policy CS16 High Quality Design
- Policy CS17 Concentration and Distribution of Development within the Urban Areas
- Policy CS19 Effective Provision of Infrastructure
- Policy CS20 Transport and Access Strategy
- Policy CS21 Developer Requirements
- Policy DM1 Recreation and Open Space
- Policy DM6 Coordination of Development
- Policy DM8 Conservation, Protection and Enhancement of Existing Natural Features
- Policy DM10 Pollution
- Policy DM11 Planning for More Sustainable Travel
- Policy DM12 Mitigating the Impacts of Travel
- Policy DM14 Car and Cycle Parking on Development (excluding residential)

The relevant policies with the Local Plan (Allocations) are as follows:

- Policy AL1 Presumption in Favour of Sustainable Development

Other material considerations

Other material considerations in respect of planning policy include:

- National Planning Policy Framework (NPPF), 2024;
- Planning Practice Guidance (PPG),
- Borough Design Guide SPD (2011);
- Parking SPD (2016)

7.0 Pre-Application Enquiry Response

Reference GEN/23/00325

- 7.1 The following section outlines the pre-application enquiry written advice response (GEN/23/00325) received on the 10th of July 2023 (Appendix II) and how this is applicable to the proposed development:
- 7.2 The pre-application proposal involved the construction of a new clubhouse, two all-weather hockey pitches, and two padel tennis courts at Havant and South Downs College. The development included creating new access off Petersfield Road, installing 16 floodlights, and providing vehicular parking and landscaping. The full application now proposes the reconfiguration and construction of an additional storey upon the existing club house changing facilities to create a functional club house for the Havant Hockey Club.
- 7.3 The full application proposes the creation of the HHC clubhouse, similarly to the pre-application and as such, the pre-application advice is applicable to the full application and has been consulted and considered to form this application.
- 7.4 The pre-application advice notes Havant Borough Council confirm that the principle of development is acceptable: The pre-application proposal aims to provide a permanent base for Havant Hockey Club and a new community facility. The site is within a built-up area, making the development acceptable in principle according to local policies and is supported by Policies CS1 of the Havant Borough Local Plan (Core Strategy) 2011, which encourages improved sports facilities within the Borough. The pre-application concludes that *“the principle of the development for improved recreational facilities within the Borough is considered acceptable.”* Therefore, the pre-application advice confirms the principle of creating a new clubhouse for Havant Hockey Club at the given Havant and South Downs College site, which in turn establishes the principle of development regarding the full application.

8.0 Key Development Considerations

Planning Proposal

- 8.1 The Club is seeking planning permission from the Council in respect of the following proposed development: *“Single storey extension to existing changing facilities to create a new sports facility (clubhouse and changing rooms) (Use Class F2)”*.
- 8.2 The existing site comprises an existing all-weather pitch and changing roof facility block that is currently used by the Club.
- 8.3 The proposed development intends to reconfigure and refurbish the existing changing room facilities; comprises the reconfiguration of the existing ground floor and erection of a single storey extension to create a two-storey purpose-built clubhouse, comprising renovated changing facilities for home and away teams, changing rooms for matchday officials, plant and storage rooms, function rooms, a bar, and toilet facilities. The clubhouse will also have a balcony to facilitate an additional social space, in addition to allowing spectators to watch games on matchday.
- 8.4 A breakdown of the proposed internal accommodation to update the existing basic changing room facilities is provided below:

Floor Level	Function
Ground Floor	Changing Room 1
	Changing Room 2
	Changing Room 3
	Changing Room 4
	Female WC's
	Male WC's
	Accessible WC
	Store 1 Store 2 Plant
	8 Shower Cubicles
	2 Communal Showers comprising 10 shower heads

First Floor	
	Communal Area:
	<i>Match Tea Area</i>
	<i>Seating Area</i>
	<i>Bar Area</i>
	Bar Store
	Kitchenette / Servery
	Store 3
	Balcony

- 8.5 The clubhouse will provide a much-needed venue for after-sport-refreshment for Club members / parents and players, an area for parents to stay onsite whilst children play, a safe area for juniors before/after activity, an area for classroom-based activities such as, non-pitch coaching, courses. And upskilling.
- 8.6 The proposed development will have considerable benefit to the local community, both enhancing physical and social provisions within the Borough. The club house in particular will provide an indoor area for spectators and parents of club members to enjoy refreshments during matchday and training sessions, promoting an important interface between the Club and the wider community.

Principle of Development

- 8.7 The site falls within the urban area of Havant, located to the north of the Havant Town Centre in a highly sustainable location, with excellent connections to public transport and the highway network.
- 8.8 As noted above, the current facilities fall well below the standards required of such an important community club and the proposed development therefore seeks to create a purpose-built headquarters for the club, its members and community users.
- 8.9 Havant Borough Council's pre-application advice (GEN/23/00325) notes "the principle of the development for improved recreational facilities within the Borough is considered acceptable." Therefore, confirming the principle of creating a new clubhouse for Havant Hockey Club at the given Havant and South Downs College site is acceptable regarding the full application. Policy CS1 of the Core Strategy states that planning permission will be granted for development which "*ensures that sports facilities which are considered to be of a good quality by Sport England ... are retained unless*

superior provision is made available". The proposed development facilitates a purpose-built clubhouse, with improved changing, showers, WC's and the creation of a community space on the first floor including; kitchenette/server, match tea area, seating, bar and balcony. We therefore consider the proposed development to provide a far superior facility that is currently available.

- 8.10 Policy CS19 of the Core Strategy encourages new social infrastructure (such as sports centres), especially when it can be collocated with existing facilities.
- 8.11 It is proposed that the new Facility falls under Use Class F2, being used as a sporting facility the Club considers Use Class F2 to be the most applicable Use Class.
- 8.12 As part of the application process for the proposed facilities at HSDC, the Club analysed closely the Havant Borough Council Playing Pitch Strategy ("HBCPPS") (published in November 2018 and review/published April 2024) Appendix III and Appendix IV which projects demand and supply requirements for the period until 2042. The analysis is fundamental to understanding the impact of the proposal.
- 8.13 With respect to HHC and its location at HSDC the HBCPPS (2018) states the following: *"The outdoor changing facilities are of poor quality and in need of refurbishment/development. There is also a lack of social space at the College available for the Club to use post-match, which is hindering club development. It is recommended that support be provided to Havant & South Downs College with appropriate ancillary facilities to provide a one site model for hockey supporting further growth and development of the club. This would support the growth of Havant Hockey club, along with allowing all demand to be met within Havant."*
- 8.14 The HBCPPS concludes: *"There is not enough accessible and secured community use provision to meet the current and future demand for hockey in Havant Borough. Havant HC would be unable to grow as it expects without new facility provision within the Borough, demand."* Moreover, the 2024 revision highlights that the *"changing rooms are inadequate to host community sport and need replacing."*
- 8.15 The Club also undertakes significant and wide-reaching coaching across the Borough, providing opportunities for the next generation of hockey player - see Appendix I. For this, and other reasons setout within the Planning Statement, it is therefore clear that the new facility will be considered a highly valued community facility.
- 8.16 The proposed development will deliver very significant social, economic and environmental benefits, including:

- Creating a new community / sporting facility;
- Redeveloping an underused brownfield site to provide a state-of-the-art sporting facility;
- Creating jobs to work at the clubhouse;
- Secure the longevity of a nationally renowned club; and
- Promoting health and wellbeing of residents.

8.17 The proposed development therefore clearly and demonstrably meets the three limbs of sustainable development as outlined in the NPPF.

Positive Impacts on Health and Wellbeing

8.18 The proposed development promotes the health and wellbeing of residents, by providing an improved recreational and community facility.

8.19 In line with Policy DM1, the development of a new clubhouses will rejuvenate the existing dilapidated changing facilities to provide suitable community facilities to meet the needs of the hockey community and promote health and wellbeing of current and future users. The provision of new hockey facilities for the local community, particularly the members of the Club, would be supported by Policy CS7, which seeks to provide educational and training facilities to the wider area and community for all ages and abilities.

8.20 The new clubhouse will provide a vastly improved alternative communal changing facility, compared to the existing facility. This new facility is designed to be accessible and of high quality, in compliance line with Sports England's requirements.

8.21 The Sustainable Community Strategy Forward Together prioritises improving health and access to services including improving physical activity. The proposal will contribute towards achieving this target by offering improved opportunities for informal and formal recreation and sports for all age groups.

8.22 It is also in compliance with Policy CS17 and DM6 through making more effective use of this land to facilitate the improvements and regeneration opportunities, while concentrating leisure development within the urban area in Havant.

8.23 Therefore, the proposal will increase the sense of well-being complemented by access to physical health facilities, improving quality of life through the provision of high-quality development and facilities.

- 8.24 In summary, the provision of the improved clubhouse facilities will make a measured and sustained contribution towards the physical and mental well-being of the users, enabling long-term community benefits in line with the goals of Policies CS17, DM6 and CS7 from the Local Plan.

Acoustic Considerations

- 8.25 A Noise Impact Assessment (“NIA”) is submitted in support of the application, providing a comprehensive assessment of internal noise breakout from future operations within the proposed Havant Hockey Clubhouse. The assessment was conducted on 22nd and 23rd March 2025, with the primary purpose to establish the proposed internal noise breakout levels for future operations in the first-floor clubhouse of the proposed hockey clubhouse.
- 8.26 The proposed clubhouse will be erected on the ground-floor level above the current changing rooms, operating on weekdays and weekends and used as a bar area and for match teas.
- 8.27 The Noise Impact Assessment, in addition to its own data, further evidences its finding via historic data using a source value of 92dBA for calculations, which is higher than the anticipated levels to assess all potential scenarios.
- 8.28 The report assessed background noise, measured over a 24-hour period during the March 22nd – 23rd survey dates, following BS12354-4: 2000, and performed facade breakout calculations.
- 8.29 The results indicated an LAeq value of 27dBA at the residential facade, showing no adverse impact. The target values are noted at 44dBA during the daytime and 30dBA during the nighttime. In addition, several noise reduction measures are planned, including the building fabric screening noise and the balcony facing the hockey pitch, away from the dwellings.
- 8.30 The assessment highlighted that the site already has significant acoustic activity from the college and hockey pitch, and the introduction of the clubhouse will not significantly increase vehicle movements or noise levels at the site boundary.
- 8.31 The assessment concludes that the proposed clubhouse will not adversely impact existing residential dwellings due to its location, operating hours, and noise reduction measures including traditional building construction, balcony screening, and restricted operating hours, ensuring the proposed development will have negligible impact on residential facades.

Design

- 8.32 The proposed scheme has been designed to a high standard taking the wider context and the locality's landscape character into consideration. In particular, the design has considered policy CS16 to form and amount of suitable development, situating within the context and promoting HHC as a key member of the Hockey and sporting communities.
- 8.33 The proposal aims to respond to local context, assessing the need for development and situating this within the landscape to balance the appropriate density of the site. The following key considerations below have informed the design, massing, scale and appropriateness of the proposal.
- 8.34 The proposal ensures that the existing landscaping features are retained, ensuring that any increased visual impact arising from the proposed development is within the local vernacular and surrounding building heights.
- 8.35 In addition, the club house has been designed to project an unobtrusive west flank elevation to the residential suburban area, with access doors to ancillary functions located on the Ground Floor, and the balcony and social spaces orientated away from the residential development which reduces any potential overlooking and adverse noise impacts of the proposal on the adjacent urban dwellings.

Flood Risk

- 8.36 According to the Environment Agency (EA) Flood Map, the site is within Flood Zone 1 with very low flooding from rivers and the sea, and from surface water. Therefore, the proposed club house and new hockey pitches will not be subject to flood risk, and a planning application will not require a Flood Risk Assessment.

Highways

- 8.37 Access and parking to the site will remain as existing, from Barncroft Way, and therefore, is considered acceptable.

9.0 Conclusion

- 9.1 CPC has been instructed by Havant Hockey Club to prepare this Planning Statement in support of its proposal to create a new sporting facility on land at HSDC.
- 9.2 The proposal involves the creation of a new club house. The proposal will cement the Club's position as one of the focal points of English hockey, make-permanent its presence in Havant (and promote all of the associate benefits of this), and ensure the long-term viability of the Club as a highly valued community resource for the residents of the Borough.
- 9.3 The proposed development will similarly promote the health and wellbeing of residents, provide a valued community facility and support growth in the local economy.
- 9.4 The proposed development accords with the relevant national and local planning policies, and the Council is respectfully invited to lend its strong support to the proposal.
- 9.5 The Club looks forward to working closely with Council officers to deliver this once in a generation opportunity.

Appendix I – Havant Community Coaching Pamphlet

Submitted separately

Appendix II – Pre-application Written Advice

Submitted separately

Appendix III – Havant Borough Playing Pitch Strategy (2017 – 2036)

Submitted separately

Appendix IV – Havant Borough Council Playing Pitch Strategy (April 2024)

Submitted separately