

- 1.2 To the south of the site is St John Ambulance Headquarters, residential development off Ingledene Close backing onto Fraser Road, and allotments. Further to the west lie Bidbury Infant and Junior Schools which are accessed off Fraser Road.
- 1.3 The rugby ground, which is an artificial pitch with floodlights, lies to the north of the site within the recreation ground.

2 Planning History

- 2.1 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 tarmac 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. Permitted 02/12/2015.

The 'adjacent ball court' described in the proposal is the MUGA the subject of the current application, and this was proposed to be removed as part of the APP/15/00832 approval and replaced by a 4G artificial playing surface. Of relevance to this case, Condition 3 of the permission required the following:

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 use of the children's day nursery, unless approved in writing by the Local Planning Authority.

- 2.2 APP/17/01327 - Redevelopment of grass rugby pitch to provide World Rugby Compliant Third Generation Artificial Grass Pitch, with new floodlighting, storage container and ancillary works. Permitted 31/05/2018 and since implemented.
- 2.3 APP/19/00828 - Variation of Condition 2 relating to elevation and balcony alterations and removal of Condition 3 relating to artificial turf pitch of Planning Permission APP/15/00832. Permitted 25/11/2019.

In raising no objection to the removal of Condition 3 of Planning Permission APP/15/00832, it was recognised by Sport England that the intention was to facilitate the conversion of the existing MUGA to provide additional car parking to support access to and use of the Artificial Grass Pitch the subject of Planning Permission APP/17/01327. On this basis it is considered that any longer term requirement to maintain the area of land the subject of the existing MUGA as an artificial playing surface was removed in planning terms.

3 Proposal

- 3.1 The proposal is for the conversion of an existing MUGA into a car park. A footpath and street lighting are also proposed. The proposal would link into the existing car park to the east and would not involve the creation of a new vehicular access onto Fraser Road. A one-way system for vehicles would operate in the car park, with a new pedestrian access to the south onto Fraser Road, which would link into a footpath. A CIL contribution has been secured for these works.

- 3.2 As to the lighting a CIL contribution has also been awarded for the introduction of street lighting along Fraser Road. The works would be undertaken at the same time as the car park. Following amendments made to the application as a result of the Site Briefing held on 12th January 2021 it is proposed to install 5 No. streetlights on the northern side of Fraser Road from the existing car park to the east, to Bidbury School to the west. An existing lamp column is also set to be replaced on the eastern boundary. The street lighting would conform to Hampshire County Council's adoptable standards.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS8	(Community Safety)
CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS1	Health and Wellbeing
DM1	(Recreation and Open Space)
DM2	Protection of Existing Community Facilities and Shops
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Submission Local Plan 2036

IN1	(Effective provision of infrastructure)
E2	(Health and wellbeing)
E1*	(High quality design)
E15	(Protected species)
E11	(Sports and recreation)
E14	(The Local Ecological Network)
IN3	(Transport and parking in new development)
E18	(Trees, hedgerows and woodland)
E20	(Drainage infrastructure in new development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No Objection to Revised Scheme

Only T12 has the potential to be impacted on by the proposed lighting and this is already having work in the area - as such the impact is likely to be minimal and should be undertaken with an agreed AMS and TPP which can be submitted as part of a discharge of conditions.

No Objection to Original Scheme

I must point out that the Council worked with me on this project and as such the proposal is acceptable in arboricultural terms after giving advice on construction and tree protection.

This was done prior to the application and I raise no objection to this application on arboricultural grounds.

Countryside Access Team

Should permission be granted for this application, we request that the applicant is made aware of the following requirements through informatives:

- i. Nothing connected with the development or its future use should have an adverse effect on the right of way, which must remain available for public use at all times.
- i. Any damage caused to the surface of the public Right of Way by construction traffic will be required to be restored to the satisfaction of the Countryside Area Access Manager on the completion of the build.
- i. There must be no surface alterations to a public Right of Way without the consent of Hampshire County Council as Highway Authority. To carry out any such works without this permission would constitute an offence under s131 Highways Act 1980.
- i. No builders or contractor's vehicles, machinery, equipment, materials, spoil or anything associated with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to users.

Officer comment: *The rights of way referred to lie outside of the application site. The requested informatives can be included in any permission granted.*

County Ecologist

Final Comment on Revised Scheme – No Objection

It will certainly change the illumination in this area, however, this area is unlikely to represent a key transit route or foraging area for bats. But we have not undertaken surveys to ascertain this and the pollarded tree on the southside of the road has some potential as a bat roost. But I think the advice still stands if the light columns are shrouded to throw most of their light downwards it should not be a problem, and they are probably far enough away from the tree to not have a direct effect on any roosting bats.

Initial Comment – No Objection

The application is not accompanied by any ecological information and I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and recent GIS mapping. The proposals entail the conversion of an existing MUGA to car parking with the use of artificial lighting. The existing site is unlikely to be of particular ecological value, containing hardstanding,

amenity grassland and planted trees. I am happy that the habitats within the proposed zone of influence are of minimal ecological value.

The new lighting will comprise three new lighting columns and replacement of existing columns. Lighting will be LED and from the submitted lux contour plans I would not consider the predicted illumination to be an issue ecologically given the limited value of this site. No further information is required.

Officer comment: *The light columns would be shrouded.*

Engineering/Drainage

No comment received.

Environment Agency

No comment received.

Environmental Health Manager

Comments on revised scheme - No Objection

I have no adverse comments to make in regard to the proposed changes to the lighting scheme.

If any of the proposed new street lights were to impact in any way on any of the nearby residents and potentially required shielding or shrouding, they would need to discuss such issues with HCC or SSE.

Comments on original scheme

The lighting provisions for the car park appear to be suitable, from the submissions provided. However, upon installation of the proposed lighting it will be the responsibility of the applicant to ensure that there is no nuisance impact on any of the nearby residents in Ingledene Close.

Landscape Team

From a landscape perspective we have the following comments in relation to this application:

- (a) The loss of play provision in favour of a car park is deemed to be contrary to planning policy CS1 Health and Wellbeing which states;
Planning permission will be granted for development which,
1. Retains open spaces, including children's play space, which are valued by local communities unless a superior alternative can be provided.
 2. Improves existing open spaces by incorporating high quality features, accessibility and appearance.
 3. Contributes effectively to the opportunities for increasing cycling for all types of trips.
- (b) We have concerns with construction and subsequent compaction falling within the root protection area (RPA) of existing trees and any damage or loss of trees would be deemed a negative impact on the landscape. Whilst the tree details drawing no. 2019_19/005 indicates hand only on the Type B1 footway between T1 and T2 addresses the impact of the excavation. It is noted that a significant amount of kerbing and edging being installed within the RPA and the linear nature of the kerb line coupled with the excavation depth could have impact on the roots have and assurances need to

be provided to mitigate that issue. Furthermore, we are conscious of the potential compaction of roots due to the change of use and vehicles parking within the RPA of the trees.

(c) Clarity on Boundary details for the proposed car park are unclear, the drawings indicate sections to be removed. We are concerned with the possible tension created by retaining the football goal and basketball net and those being used whilst vehicles are parked. Our preference would be for the fence to be fully removed and replaced with dragon teeth of a knee rail to create a more open vernacular.

(d) Soft landscaping should be used to screen the car park from the recreation ground, this should be in the form of native hedging and small/medium native trees to mitigate any loss of trees and retain the character of the park. This screening should also be present on the western boundary to alleviate the visual prominence of the car park from the school and also reduce the impact of head light glare into the school.

Officer comments:

- (a) *Having regard to the grant of planning permission under APP/17/01327 for redevelopment of grass rugby pitch to provide a World Rugby Compliant Third Generation Artificial Grass Pitch, with new floodlighting, storage container and ancillary works', the proposal is not considered to be a loss of a play provision or contrary to policy, as the provision of the car park would facilitate the maximum use of this enhanced sports facility to the benefit of the community, and forms part of the Havant Playing Pitch Strategy. The car park would be ancillary to the use of the sports/recreation ground.*
- (b) *The Council's Arboricultural Officer worked with the applicant, when the proposal was at the design and application stage and has raised no objection to the development. A condition is recommended as to soft landscaping.*
- (c) *Confirmed existing fencing along the boundary to be retained and football goals and nets to be removed.*
- (d) *The Council's Arboricultural Officer worked with the applicant, when the proposal was at the design and application stage and has raised no objection to the development. A condition is recommended as to soft landscaping.*

Open Space Society

No comment received.

Portsmouth Water Company - No Objection

Portsmouth Water has no adverse comments to make on the development and it is deemed there is a low risk to groundwater quality. The site although located in Source Protection Zone 1c for an essential public water supply source, the underlying impermeable geology (London Clay) offers a depth (10 metres below ground level) of protection to the chalk aquifer. If there are any deep excavation works planned for the site, we would wish to be consulted further.

Officer comment: *Deep excavation work is not proposed.*

Sport England - No Objection

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 97), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- *all or any part of a playing field, or*
- *land which has been used as a playing field and remains undeveloped, or*
- *land allocated for use as a playing field*

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England's Playing Fields Policy and Guidance document can be viewed via the following link:

www.sportengland.org/playingfieldspolicy

The Proposal

The proposal is for the conversion of an existing Multi-games play area (MUGA) into a car park, by way of, creating a connection through the existing car park serving the rugby club, and associated footpath and lighting alterations.

Assessment

Sport England send out consultations to the Rugby Football Union, the Lawn Tennis Association and England Netball. Only the RFU have responded.

In their response the RFU have stated:

Havant RFC is a Rugby365 AGP site and a key strategic asset for the RFU. The site is primarily used by the club itself which has one of the highest memberships in the locality (3+ men's teams, 1 women's team, full youth section and full girls section), but is also a hub site for representative rugby, regional competition and coach education. Other users include local schools, colleges and University of Portsmouth, as well as other local clubs during periods of inclement weather. The site has also hosted Portsmouth Dreadnoughts American Football team.

During the planning submission for construction of the Rugby365 AGP parking capacity was highlighted as a potential issue by the planning authority. The club have tried to mitigate this by brokering additional parking arrangements with 2 local schools within walking distance of the site. They also deploy parking marshals to manage the traffic flow at key times.

Local intelligence suggests that the existing MUGA is in a state of disrepair and has no formal use and little (if any) informal use.

The RFU has no objection to this proposal to further improve the quality of experience available to members and visitors to Havant RFC, subject to the impact on other sports using the site.

I can only conclude that if the LTA or EN were concerned that the MUGA could play an important role in the development in their sport, they would have highlighted this in a

response, and given they have not responded, I can only surmise that given the age and state of the MUGA, both these National Governing Bodies have no interest in the MUGA.

Therefore, having assessed the application, Sport England is satisfied that the proposed development meets exception 2 of our playing fields policy, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

Conclusion

This being the case, Sport England does not wish to raise an objection to this application.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

Traffic Management, East Hampshire District Council

The Traffic Team would like to see a minimum allocation of 5% of the overall available car park space to be allocated for disabled peoples parking, and a minimum of one motorcycle space per 25 car parking spaces as per HBC Parking Supplementary Planning document July 2016.

Officer comment: *It is confirmed that 3 car parking spaces (i.e. 5%) of the car park space would be allocated for disabled parties, with 1 space for motorcycles in accordance with Havant's Car Parking SPD.*

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent:18

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Existing facilities for youngsters should have been properly maintained.	Reply set out in Section 7 below.
Car travel to such venues should be discouraged rather than encouraged by additional car parking spaces.	The need for additional car parking has been recognised in the Havant Playing Pitch Strategy to maximise the use of quality sports activities on the recreation

ground.

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Value of Additional Car Parking and Impact of Loss of the MUGA
- (v) Trees
- (vi) Ecology

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

7.3 Policy DM1 of the adopted Core Strategy seeks to retain and enhance recreation and sports facilities, which is in accordance with the guidance in the National Planning Policy Framework (NPPF).

7.4 The proposal seeks to replace an existing MUGA, with a car park, footpath, alteration to an existing light and provision of lighting along Fraser Road. The proposal would be an extension of an existing car park that serves the Havant Rugby Club to the east. The proposal was revised following the Site Briefing held on 12th January 2021, to ensure street lighting is provided for Fraser Road.

7.5 It is acknowledged that the proposal would result in the loss of an existing MUGA, the size of which is approximately 0.2 hectares. The MUGA, is in a poor condition, the use of which is not listed in the Borough's Playing Pitch Strategy and as such the applicant has advised it is not managed or maintained. Furthermore, the loss of the existing MUGA has already been compensated for by the provision of the relatively new artificial grass pitch to the north, following the grant and implementation of planning permission reference APP/17/01327 for:

"Redevelopment of grass rugby pitch to provide World Rugby Compliant Third Generation Artificial Grass Pitch, with new floodlighting, storage container and ancillary works."

7.6 The installation of this artificial pitch has increased the opportunity for sport and physical activity on the recreation ground, and as detailed in Section 2 (Relevant Planning History) has meant that the retention of the application site for sports and recreation facilities is no longer necessary in planning terms. Instead, to maximise the community's use of the new pitch, it is recognised that an increase in off-street parking is required, which is detailed in the action plan of the Havant Playing Pitch Strategy. The provision of this off-street parking may also address some of the previous concerns raised by residents, about on-street parking and the parking difficulties this creates at times. The additional car parking would be available for the general community.

7.7 Sport England has been consulted and raised no objection to the proposal as:

“The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.”

- 7.8 The proposal would be an ancillary use to existing recreational and sports facilities, which would help maximise the use of these facilities, which accords with the aims and objectives of policy DM1 of the adopted Core Strategy.

(ii) Impact upon the character and appearance of the area

- 7.9 The proposal would replace an existing artificial surfaced area surrounded by a chain-link fencing, which would remain. This artificial surface would be replaced with a hard-surfaced car park and a footpath that links to the south and north. The extension to the existing car park, with the back drop of the Rugby Club, the schools to the west and built development to the south, would not adversely impact on the character and appearance of the locality. As to potential head light glare into the school to the west, this would be mitigated by soft landscaping along the boundaries of the car park, which is a recommended condition, if permission is forthcoming.

- 7.10 As to additional street lighting on the north side of Fraser Road, this would be an extension of the existing street lighting on Fraser Road to the east. This would not be out of character with the appearance of the area, whilst benefiting the community in safety terms, in accordance with policies CS8 and CS16 of the adopted Core Strategy and the NPPF.

(iii) Impact upon residential amenity

- 7.11 The closest residential properties are to the south of the site, which back onto Fraser Road.
- 7.12 The separation distance from the closest residential property to the car park would be approximately 25m. Due to the separation distance, any noise and disturbance from the use of the car park should not give rise to an unacceptable impact on the amenities of the occupiers of these properties.
- 7.13 As to the introduction of further street lighting along Fraser Road, the Council's Environmental Health Officer has been consulted and has raised no objection. If the lighting is subsequently found to impact on nearby residents, the matter would need to be discussed with HCC or SSE.
- 7.14 The additional lighting would aid visibility and safety in hours of darkness for the public. Proposals that provide community safety, is actively encouraged by policies CS8 and CS16 of the Core Strategy and the NPPF.

(iv) Value of Additional Car Parking and Impact of Loss of the MUGA

- 7.15 When the original scheme was considered by the Site Viewing Working Party on 12th January 2021 the following questions were raised by members. The response from the applicant is set out below in italics.

How will the construction of the proposed car park be funded?

The car park project is fully funded by the Community Infrastructure Levy (CIL) main pot funding (sum of £45,059) as approved by full council 26.02.2020. This followed the

robust CIL decision-making protocol, following workshops to answer Councillor queries in late 2019. The Council have already given permission for the project from a non-planning perspective.

What would be the value of the proposed car park to the wider community?

The car park will service all facilities within the proximity of the car park. This includes Havant Rugby club (HRFC) and the users of the new artificial grass pitch facility, allowing this facility to reach its maximum carrying capacity and enable increased community use. It will also support users of the grass rugby pitches, which are managed by Norse South East on behalf of HBC, and the rugby clubhouse building, which is not only used in connection with rugby but by many community groups and organisations such as Slimming World, a Sewing Club, a Yoga Club and local charities and action groups who use the club as a safe and welcoming place to hold events for people who suffer with depression and dementia. The club offers such groups use of space at significantly reduced costs. The clubroom, bar and catering facilities are also hireable by local residents for private functions, such as birthday parties and wedding receptions.

The car park also supports the educational establishments on site; the Bidbury Infant and Junior schools and the day nursery and pre-school located within the rugby club building. It also services those wishing to access the Hooks Lane public open space and children's play area for recreation and users of the Scout Hut, Havant Men's Shed and the St Johns Ambulance.

The site has become increasingly busy in recent years following the development of the facilities listed above and the growth of the number of residents who access them.

Why is there a need for the car park i.e. is there a big demand and if there has been a study on this, can it be accessed?

The need for the car park is led by the action plan within the Council's adopted playing pitch strategy, linking to the local plan, and highlights the need to improve car parking at the site and meet the demand in current and future sporting facilities. This is supported by reports from users, including HRFC, that the existing car park is not of sufficient capacity to cater for all site users currently, with the problem exacerbated as the club further develop.

The existing Havant Borough Council Car park at Hooks Lane is under severe pressures during peak times at which the local facilities are utilised. This is particularly the case during school drop off and collection times at Bidbury Junior and Infant Schools and the nursery and pre-school on weekday mornings and afternoons and during peak usage times for the rugby pitches at weekends, for junior and senior matches and training.

The current car parking plan for the rugby club requires parking off site and travelling by foot to the ground once the existing car park is full. This provides a barrier for potential participants and impacts the quality of experience for users at this facility.

The additional spaces will also assist in reducing the number of vehicles parked on street along Fraser road, reducing disturbance on residential properties in the vicinity.

I am unaware of any further studies on this.

Are there any restrictions on the use of the existing car park?

The existing car park and the new proposed car park will not be chargeable, as per all car parks located at Havant Borough Council open spaces and parks. The same restrictions apply across all of these car parks, and are minimal, but I understand they include restrictions such as no overnight parking.

What is the value of the artificial grass pitch to the wider community and what sectors of the community is the pitch available to?

The artificial pitch is available for all sectors of the community. The site is managed by the Rugby Football Union (RFU) who have sub-leased the area from HRFC. HRFC hold a Head Lease for the AGP and the clubhouse from Havant Borough Council as Landlord. The RFU manage and administer all bookings and the pitch can be booked by anybody wishing to use it, through their website.

Current users include the HRFC an RFU Accredited club, incorporated and registered as a Community Amateur Sports Club. They provide rugby opportunities for all ages and abilities from under 6 to veterans. In particular, opportunities for female participation has increased from nothing over the age of 12 ten years ago, to nearly 150 players and from one senior ladies' team to fielding 6 female teams, 2 Senior, and U18, U15, U13 and U11 teams.

Organised sport, beyond a recreational kickabout in the park with friends, is delivered by local voluntary sports clubs who are not private members clubs in the traditional sense. They tend to charge membership fees to cover their operational costs (affiliations, facility hire fees, equipment, kits, coaches, insurances etc) and will often waive or reduce these fees based on an individual's circumstances to ensure inclusivity. They are non-profit making, voluntary run organisations, who re-invest any surplus back into the running of that club and are open for anybody to have a go at that sport.

In addition to the rugby club, the pitch is used for educational programmes, by other local community sports clubs, for children's holiday camps and recreational bookings.

What are the range of uses on the artificial grass pitch?

The facility is a full size, world rugby compliant, artificial surface which replaced an existing grass rugby pitch. Its primary purpose is facilitating rugby, providing the highest quality playing surface that can be used during all conditions, resulting in fewer matches and training sessions being cancelled due to poor quality grass/muddy fields. It also encourages wider audiences to take part in rugby by providing high quality, welcoming facilities, in turn improving local physical activity rates.

Given the artificial grass surface type, the pitch dimensions, rugby posts and line markings, the pitch can only be used formally for rugby match play. However, it provides a perfect facility for a variety of sports, physical activity and recreation sessions on an informal basis, such as use by local football and American football clubs for training sessions, fitness training sessions and school holiday sports camp delivery.

Why has the Council abandoned the use of the MUGA and not maintained it?

The MUGA facility has been unfit for purpose, reportedly for up to 20 years, when the tennis nets were first removed.

The surface is uneven, rutted and pitted, with flooding issues and no clear line marking or ancillary facilities such as tennis nets required to enable use for sport.

The repairs required would constitute significant capital expense in order to bring it up to the modern standards required of a multi-use games area and includes substantial resurfacing and drainage works as a minimum.

Such works are beyond the scope of the maintenance programme delivered by Norse South East on behalf of Havant Borough Council. Havant Borough Council has no internal capital budget to complete such works and are reliant on securing external grant funding to complete this type of project. This comes in the form of support from national governing bodies and Sport England. Their funding support is only accessible if they support the development of the facility in line with their strategies and that the project provides substantial physical activity outcomes, linking to local evidence, as provided in the Havant Playing Pitch Strategy. The same evidence is required to secure CIL main pot funding, given the link to the Local Plan.

In this instance, Sport England and the national governing bodies for Tennis (LTA), Netball (England Netball) and Basketball (England Basketball), which can be played on a MUGA confirm that this is not a strategic site for their sports, and as such the facility is not considered as a tennis, netball or basketball facility within the Havant Playing Pitch Strategy. There is no evidence base to support the re-instatement of the MUGA as a sports facility.

Indeed, Sport England and the RFU are in support of the development of the MUGA to car park, given it provides the required ancillary facility to enable the maximum usage of the new sporting facilities on site, which in their view is the best method of increasing physical activity rates within the area.

There is also substantial planning history, in which at the point the nursery was approved to be delivered in place of existing squash courts at the rugby club, a condition of planning was that the MUGA was to be developed into a training facility with artificial surface to mitigate the loss of squash courts as sports facilities. This was prior to the development of the full size artificial rugby pitch project and subsequently this condition was discharged when this AGP project materialised. Additional parking was deemed the priority use of the MUGA in order to support the new facility to reach its maximum potential.

Other nearby facilities are identified in the Havant Playing Pitch Strategy as strategic sites for the development of sport, such as the newly refurbished tennis courts at Bidbury Mead, under the support of the LTA (Lawn Tennis Association), to encourage the maximum level of community use.

- 7.16 To conclude, the Council's adopted playing pitch strategy supports the proposal, as does Sport England and the RFU, and the development is fully funded by the CIL main pot funding. The existing MUGA is not fit for purpose, which reportedly has been the case for at least 20 years, with no funding available to improve it. The additional car parking would be available to the wider community, including all the groups that use the Rugby Club, which includes voluntary organisations and would help maximise the use of quality sports' activities and other events that take place on the recreation ground.
- 7.17 The proposal thereby accords with Policies CS1 and DM1 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

(v) Trees

- 7.18 There are four trees along the eastern and southern boundary. These trees are not the subject of a Tree Preservation Order.
- 7.19 The proposal would involve the removal of a large over-mature *Macrocarpa* on the eastern boundary, which the applicant has advised is of poor form with *Seiridium* canker within its canopy. This loss would be mitigated by a replacement tree on adjacent Council owned land. Branches on the two trees on the southern boundary would be required to be cut back for the installation of one of the street lights. The intention is to hand dig within the root protection area, to provide the footpath.
- 7.20 The Council's Arboricultural Officer was consulted at the design and application stage and following the submission of the revised scheme. Subject to the works being carried out in accordance with the details shown on drawing number 2019_19/005 and an Arboricultural Method Statement and Tree Protection Plan are submitted, approved and then implemented before development commences, the Arboriculturalist raises no objection to the revised proposal. The applicant has agreed to this pre-commencement condition.

(v) Ecology

- 7.21 The Ecologist has been re-consulted over the revised proposal, and has raised no objection to the development. They are of the view that "*...the [previous] advice still stands if the light columns are shrouded to throw most of their light downwards it should not be a problem, and they are probably far enough away from the tree to not have a direct effect on any roosting bats*". The intention is that the light columns would be shrouded.

8 Conclusion

- 8.1 The proposal would not adversely impact on the character or appearance of the area and would be available for the wider community and help maximise the opportunity of the community to access high quality sports facilities and other events held on the recreation ground. The proposed street lights would be to the benefit of the wider community. There are no arboricultural or ecological objections. The development accords with adopted policy and the National Planning Policy Framework and conditional planning permission is recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01019 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan (Revised) – Drawing No. 2019 _19/008
Location Plan Lighting - Drawing No. 2019 _19/009
Block Plan - Drawing No. 2019_003
Tree Details - Drawing No. 2019 _19/005
Lighting Details - Drawing No. 2019 _19/006
Drainage Details - Drawing No. 2019 _19/007
General Arrangement - Drawing No. 2019 _19/003
Additional Details - Drawing No. 2019 _19/004
Lighting Layout – Drawing No. SSE298023-LD-001 A
Email dated 8/4/21

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the use of the development hereby permitted commencing, a detailed soft landscaping scheme for the sites' boundaries shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees (to include a replacement tree for the one removed) and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Prior to the commencement of the development an Arboricultural Method Statement and Tree Protection Plan shall be submitted to, and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Concerning the works to the trees these shall be carried out in accordance with the details shown on drawing No. 2019_19/005.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Before the use hereby approved commences, the sports nets and football goals shown on the red and blue land on drawing No. 2019_19/008 shall be permanently removed from north and south boundaries of the site.

Reason: In the interests of health and wellbeing and to ensure the appearance of the development is satisfactory having due regard to policies CS1, CS8, CS16 and DM1 of the Havant Borough Local Plan (Core Strategy)

2011 and the National Planning Policy Framework

Appendices:

- (A) Location Plan (MUGA)
- (B) Location Plan (Lighting)
- (C) MUGA Car Park Conversion Plan
- (D) Lighting Layout