



**AQUIND Limited**

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# **AQUIND INTERCONNECTOR**

## **Environmental Statement Addendum – Appendix 13 Framework Management Plan for Recreational Impacts**

The Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 – Regulation 5(2)(a)

The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017

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**APPENDIX C: PLAYING FIELDS WITHIN THE ORDER LIMITS – INDICATIVE PHASING**

# 1. INTRODUCTION

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- 1.1.1.1. This Framework Management Plan for Recreational Impacts (hereafter referred to as the 'FMP') provides further information on predicted effects arising from the construction of the Proposed Development on key recreational assets, and outlines the mitigation measures proposed to address those effects.
- 1.1.1.2. The recreational assets within this document are identified in Table 25.14 of Chapter 25 (Socio-economics) of the Environmental Statement ('ES') Volume 1 (APP-140) submitted in November 2019 as part of an application for a Development Consent Order ('DCO'). This document only considers sites where a significant effect (defined as moderate adverse and above in the ES) was identified, prior to mitigation.
- 1.1.1.3. At the time of writing no contractor has been appointed, so the information presented, including the construction and reinstatement dates and timelines, is indicative only. However, this FMP outlines ways in which construction mitigation presented in the ES can be implemented by a contractor to reduce effects. It demonstrates that mitigation is feasible and achievable in this respect.

## 2. POTENTIAL TYPES OF DISTURBANCE

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- 2.1.1.1. Chapter 25 (Socio-economics) identifies potential types of recreational disturbance effects. These include:
- Disruption during construction, including changes to access and amenity value, for users of leisure facilities, recreational and open spaces, Public Rights of Way (PRoW), and cycle routes; and
  - Disruption during construction, to tourism, including changes of access to tourist attractions and events.
- 2.1.1.2. A study area of 500 m from the Order Limits onshore was used to identify receptors that may be impacted by construction activities. Based on best practice guidance and professional judgement, receptors within 500 m are those most likely to be affected as a result of construction activities and changes to access (the study area is further discussed in Section 25.1.2 of the ES (APP-140)).

## 3. GENERAL MITIGATION

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3.1.1.1. Chapter 25 (Socio-economics) outlines a number of assumptions from Chapter 3 (Description of the Proposed Development) of the ES Volume 1 (APP-118) and a range of mitigation measures that are designed to address recreational disturbance effects.

- General assumptions include:
  - *Where PRow or off-road cycle routes need to be closed, an alternative route and signage will be provided in advance of the temporary closure. (25.4.6.7)*
  - *Working hours for the installation of the Onshore Cable are Monday to Friday, 07.00-17.00 and Saturday typically 08:00 to 13:00; and for the construction of the Converter Station are 08.00 -18.00 Monday to Friday and Saturday morning typically between 08.00-13.00). There will be some working outside these hours for example to undertake trenchless techniques on the Onshore Cable Route (12 to 24-hour shifts), reduce duration of works in some locations, accommodate delivery of abnormal loads and minimise traffic impacts or overnight to limit daytime disruption. Working hours for the Marine Cable installation will be 24 hours. (25.4.6.9).*
- Embedded mitigation measures that minimise effects include:
  - *Horizontal directional drilling ('HDD') will be used at Landfall, Milton and Eastney Allotments / Milton Locks Nature Reserve. This avoids direct impacts on Eastney Beach, the Allotments and Milton Locks Nature Reserve.*
  - *Where the Onshore Cable Corridor crosses open space, the Onshore Cable Route has been designed to avoid key recreational facilities. This includes avoiding:*
    - *Farlington Playing Fields cricket squares (although one of the squares is affected);*
    - *Baffins Milton Rovers football pitch (although training areas are affected); and*
    - *Bransbury Park football pitch, skate park and footway. (25.7.2.1)*
- The following mitigation measures are incorporated into the Onshore Outline Construction Environmental Management Plan ("CEMP") (APP-505) to minimise effects on users of recreational and open space sites:
  - *5.12.4.1 The community groups who utilise the areas of recreational and open space which will be impacted by the construction of the Proposed*



*Development would be informed of the nature, timing and duration of particular activities during the construction stage; and*

- o If alternative routes or spaces are required to be utilised in and around areas of open and recreational space, directions would be clearly communicated at the appropriate place.*
- o 5.12.4.2 The construction programme will be reviewed by the construction contractor(s) to see where there are opportunities to reduce effects on open space, for example by reducing construction programme through concurrent working on a single or multiple spaces (including car parks) and avoiding key events.*
- o 5.12.4.3 The areas required for longer-term construction works, such as Trenchless methods, within the Order Limits will also be reviewed by the construction contractors to determine whether there are any opportunities to reduce areas of open space required for long-term works; and*
- o The Applicant will discuss with local authorities and the University of Portsmouth opportunities to provide temporary mitigation during periods of disruption, such as where sports pitches are affected, reconfiguring pitches to maximise use of unaffected areas.*
- o 5.12.4.4 Areas of open space will be restored, as far as practicable, to the same condition as they were in prior to construction.*
- o 5.12.4.5 Where the Order Limits are crossed by off-road PRow or Cycle route, there is the potential for the route to be closed temporarily during construction for safety purposes. To mitigate this disruption, an alternative route will be provided along with signage in advance of the temporary closure.*

## 4. KEY RECREATIONAL ASSETS

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### 4.1. OVERVIEW

- 4.1.1.1. This section provides further detail on how the measures from the ES outlined in Section 3 can be implemented to mitigate effects. General principles of this mitigation are set out below, followed by a discussion of individual sites.
- 4.1.1.2. For all recreational assets considered in this FMP, Temporary Works will be phased to minimise disruption during the construction period. The area for Temporary Works for each phase will be securely fenced off, and the public excluded. These areas will be kept as small as reasonably practicable – large enough to allow efficient working and construction access, but no larger than is needed. An example of this is illustrated in Appendix A which summarises indicative phasing of works and working areas at Farlington Playing Fields (a less detailed version of this plan forms Appendix 25.5 (Illustrative Phasing of Works at Example Public Open Spaces) of the ES Volume 3 (APP-473)).
- 4.1.1.3. It should be noted that for the construction periods described in this section at each recreation site, the duration of the works includes HDD, cable trenching, joint bays, and other activities, and may not be consecutive, for example due to the installation of different circuits. Therefore, there may be periods between different activities where the works site is not used.

### 4.1.2. REINSTATEMENT

- 4.1.2.1. As well as the temporary reduction in usable playing pitches or open spaces caused by areas of Temporary Works, reinstatement of these areas will be required where either trenching has occurred, or where matting has been laid down; for example, to create temporary routes for vehicles and mobile plant. The areas required for the cable trench and supporting activities will be carefully laid out, to keep the disruption caused by reinstatement to a minimum.
- 4.1.2.2. There are a number of options for reinstatement of the affected pitches and open spaces<sup>1</sup>:
- 1) Removal of existing turf and storage for up to one week, replacing after the works are completed, taking approximately eight weeks to re-establish prior to use.
  - 2) Removal of existing turf and replacement with new turf procured as a replacement (replacing turf is only viable if the removal period is short; up to one week), taking approximately eight weeks to re-establish prior to use (as per Option 1).

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<sup>1</sup> For pitches, these are in line with the Sport England Design Guidance Note '*Natural Turf for Sport (Updated guidance for 2011)*'.

3) Removal of existing turf and the re-seeding of the area after works are completed, taking approximately ten weeks to re-establish prior to use.

4.1.2.3. The option selected for reinstatement will be dependent on a variety of factors:

- Duration and area of construction works will influence which reinstatement technique is most effective and practicable.
- Current use including frequency (informal parkland or formal sports pitch), for example, sports pitches will be a higher priority for rapid reinstatement given the intensity of use and potential for limited alternatives.
- Type of grassland (how the recreational facility is managed, cut regularly or annually, for example).
- Maintenance regimes (for example Baffins Milton Rover Football Ground has an irrigation system, whereas other areas [e.g. Milton Common] are not irrigated).

4.1.2.4. Options for pitch or open space reinstatement will be discussed with the Contractor and PCC before commencement of construction. Proposals will be submitted to PCC by the Contractor for the returning to service of any pitches that would be affected, including method and programme. All pitch reinstatement will be carried out in accordance with the Sport England Design Guidance Note '*Natural Turf for Sport (Updated guidance for 2011)*', with reinstatement work on pitches undertaken by a specialist agronomist or sports turf contractor (to be appointed by the Contractor during the construction phase).

4.1.2.5. For recreation sites with formal pitches, temporary pitch realignment has been considered in order to avoid direct impacts on the pitches during the construction works associated with the Proposed Development. On the receipt of advice from Sport England, the following aspects have been considered:

- Where possible, there should be no direct impacts on cricket squares as these take a longer time to reinstate, and a 2.74 m (3 yard) perimeter around the cricket square to prevent damage; and
- Requirements for player run-off areas have been included when considering temporary alternative locations for pitches (a 3 m perimeter around each football pitch and a 5 m perimeter around each rugby pitch).

## 4.2. PUBLIC OPEN SPACE AND PLAYING FIELDS

### 4.2.1. FARLINGTON PLAYING FIELDS

4.2.1.1. Farlington Playing Fields comprises three cricket pitches (one is disused), ten adult football pitches and one nine-a-side football pitch. Plate 1 shows the three cricket pitches<sup>2</sup> in the northern part of the playing fields (pitch 3 is disused, however could be reinstated in the future), overlapping two of the adult football pitches, with the remaining eight football pitches in the southern half of the playing fields.



- - - - - Order Limits    
  Football pitches    
  Cricket squares

**Plate 1 - Farlington Playing Fields**

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<sup>2</sup> Cricket pitches are denoted by the solid black line surrounding the yellow cricket square area. Cricket squares are the playing area used in games, while cricket pitches surrounding the squares are the wider play area where balls may land and be caught.

- 4.2.1.2. The main local cricket leagues which use Farlington Playing Fields are the Southern Premier Cricket League and the Hampshire Cricket League. Both of these leagues have fixtures scheduled on Saturdays during May to August. It is likely that any other local leagues which use the Playing Fields will have a similar schedule. The cricket pitches are also available to hire from April to August.
- 4.2.1.3. The local City of Portsmouth Sunday Football League has fixtures scheduled on Sundays from September to mid-May. It is likely that any other local leagues which use the Playing Fields will have a similar schedule. The football pitches are available for hire from September to April, with any annual pitch renovations required likely taking place from April to July.
- 4.2.1.4. It is also acknowledged that the pitches are likely to be used for informal recreation outside of the playing season, in addition to formal clubs and users booking the pitches.
- 4.2.1.5. Farlington Playing Fields Car Park provides parking for approximately 150 vehicles in unmarked bays (informal parking).
- 4.2.1.6. The playing fields are recognised as a Solent Waders and Brent Goose Strategy (SWBGS) site, which are sites known to be used by wintering birds from the nearby Chichester and Langstone Harbour Special Protection Area (SPA). *Accordingly, to minimise disturbance to wintering birds, construction works will be restricted from October to March inclusive* as outlined within Chapter 16 (Onshore Ecology) of the ES Volume 1 (APP-131), paragraph 16.8.1.2. A further assessment of the presence of Brent Geese at Farlington Playing Fields will be undertaken to determine whether seasonal restrictions can be relaxed.
- 4.2.1.7. St John's College Southsea playing fields are situated immediately to the east of and accessed via Farlington Playing Fields. The playing fields are used by the school for rugby and cricket and Portsmouth 3<sup>rd</sup> XI and Purbrook 3<sup>rd</sup> XI on alternate weekends.
- 4.2.1.8. Farlington Playing Fields has previously been used for off-site camping for the annual Victorious Festival during the August bank holiday weekend.

### **Mitigation and Management**

- 4.2.1.9. The ES found that there would be a major to moderate adverse effect on users of Farlington Playing Fields, and that the following mitigation would reduce this to a moderate adverse effect:
- Consultation with affected users and the local authority;
  - Restoration of recreational and open space and car parks; and
  - Contractor review of the construction programme and working areas.

- 4.2.1.10. Indicative phasing plans have been prepared for Farlington Playing Fields, which describe the duration of given stages of the works, their approximate footprint, and associated constraints (Appendix A). Farlington Playing Fields may be affected for up to 52 weeks (not continuously) based on a worst-case scenario as outlined in the ES. However, an additional 8-10 weeks should be added to this period for reinstatement (assumed to be 8 weeks for re-turfing for sports pitches) each year (see 4.1.2.2 for details of re-turfing and re-seeding scenarios).
- 4.2.1.11. Plate 2 shows how an indicative route alignment could minimise the impact on pitches and how available space could be used for alternative pitch layouts for the duration of the impact (also see Appendix A for further details). The working width for trenching would be 4-5 m wide where there are constraints such as sports pitches, and is approximately 530 m long in this location, although this may be broken down into sections.
- 4.2.1.12. Disruption to recreation at Farlington Playing Fields is anticipated to be as follows:
- The indicative phasing timings (Appendix A) show that Phase 5 of construction activities at Farlington Fields (HDD 4) would be undertaken in September 2022, for four weeks. The works area for Phase 5 affects football pitches 4, 8, and 10.
  - Football pitches 4, 8, and 10 would also be disrupted during Phase 7 in mid-April to June 2023, and Phase 10 in September 2023.
  - It is unlikely that these football pitches could be re-turfed and bedded in, in time for the beginning of the football season (from September to mid-May). As a result, all of these football pitches (4, 8 and 10) would be unavailable at the beginning of the playing season. Their availability would also depend on the method of reinstatement (options outlined above in 4.1.2.2). Assuming an 8 week reinstatement period, the three football pitches affected may therefore not be available until the beginning of December.
- 4.2.1.13. To minimise disruption, it may be possible to move pitch 8 onto the area between cricket pitches 1 and 2, after the cricket season ends in August (this would encroach on some of the cricket pitch area, but not the cricket squares). It is not necessary to relocate pitch 7, as the HDD construction works would result in no impact. Pitches 4 and 10 could also be moved further north and west to maximise space for Temporary Works, and the nine-aside pitch repositioned for a season to allow for this. These possible alternative locations for pitches are shown in Plate 2.



- - - - - Order Limits    Indicative Temporary Works Area    HDD route  
 Indicative HVDC Cable route    Football pitches    Cricket squares

**Plate 2 - Farlington Playing Fields, indicative construction lay-out**

4.2.1.14. Appendix C uses the indicative phasing information from Appendix A to illustrate impacts on sports use of each pitch during the playing season. Using these dates, this can be summarised as follows for pitches on Farlington:

- Football pitch 4 will be affected for a total of 24 weeks of the playing season (13 weeks in 2022 and 11 weeks in 2023) during the construction period. The use of a relocated pitch (as described in para. 4.2.1.13) will reduce this to 13 weeks total (due to the relocated pitch not being available for the duration of the period, as construction will also encompass some of the relocated pitch area due to works in Phase 3).
- Football pitch 8 will be temporarily relocated, and therefore there will be no disruption to the playing season for this pitch.
- Football pitch 10 will be affected for 19 weeks of the playing season (9 weeks in 2022 and 10 weeks in 2023). The use of a relocated pitch (as described in para. 4.2.1.13) will reduce this to 13 weeks total (due to the relocated pitch not being

available for the duration of the period, as construction will also encompass some of the relocated pitch area due to works in Phase 8).

- The 9x9 football pitch will be affected for 4 weeks each year during the playing season, however there will be no disruption to the playing season for this pitch if relocated.
- There will also be an impact on informal use of football pitches outside the playing season, through the summer months, however it is possible that informal use could take place on other pitches at Farlington Fields.
- The disused cricket pitch 3, will be affected for 11 weeks of the playing season as a result of Phase 3 works, Discussion with Sport England has identified that any newly reinstated square is likely to need a settling in period of 12 months (due to the unique nature of the play) resulting in cricket pitch 3 being unavailable for use until approximately September 2024. Given that cricket pitch 3 is currently disused, it will be agreed with PCC the most appropriate level of reinstatement.

4.2.1.15. Due to works on the playing fields, the car park would be subject to temporary partial closure of two weeks in duration in Phase 1. There is limited capacity at other nearby car parks (Farlington Marshes Car Park 500 m to the south) as an alternative.

4.2.1.16. As outlined in the Framework Traffic Management Strategy (APP-449 Rev003) principles for mitigation, access to St John's College Southsea playing fields will be maintained for the duration of the works period, with any temporary closures to be agreed in advance between the Contractor and college.

4.2.1.17. In respect of events, the contractor will review the construction programme to minimise disruption at key events, this includes the Victorious Festival. The contractor will seek to reduce the areas taken up by temporary works where possible, (see Appendix A for further detail).

### Summary

4.2.1.18. Using the dates, the works at Farlington Playing Fields would result in the following temporary recreational disturbances (see Appendix C for further detail):

- Temporary loss of football pitches 4, 8, 10 and the 9v9 pitch for the duration of works (with the exception of the period mid-December 2022 to mid-April 2023).
- Temporary reprovision of football pitch 8 and the 9v9 pitch for the duration of the playing season.
- Temporary reprovision of football pitches 4 and 10 for the period mid-December 2022 to mid-April 2023.
- Temporary loss of part of the Farlington Playing Fields car park for two weeks during April 2022.



**4.2.2. BAFFINS MILTON ROVERS FOOTBALL GROUND AND ASSOCIATED SPORTS GROUND**

4.2.2.1. Baffins Milton Rovers Football Club ('BMRFC') football ground and Langstone Harbour Sports Ground comprise two football pitches, of which the main pitch is at the northern end of the ground, and the secondary pitch to the south. A cricket pitch is situated between the two football pitches (see Plate 3).



**Plate 3 - Baffin Milton Rovers football ground and Langstone Harbour Sports Ground**

4.2.2.2. On the northern pitch, BMRFC play in the Wessex Football League with fixtures from August to April. The pitch is also used by Portsmouth and Southsea CC 3<sup>rd</sup> and 4<sup>th</sup> XI, plus some Sunday fixtures and mid-week matches. The southern pitch is occasionally used by BMRFC reserves for training and matches and is also used by the public. Scheduled games take place on the cricket pitch between May to August. The football and cricket pitches may also be used for informal matches and recreation throughout the year.

4.2.2.3. The playing fields are recognised as a SWBGS site, which are sites known to be used by wintering birds from the nearby Chichester and Langstone Harbour SPA. Accordingly, the ES proposed that construction works were not to be undertaken from October to March inclusive to avoid impacts on wintering birds.

### **Mitigation and Management**

4.2.2.4. Chapter 25 (Socio-economics) found that there would be a moderate adverse effect on users of Baffins Milton Rovers Football Ground and associated sports ground and that the following mitigation relevant to this site would reduce this to a minor to moderate adverse effect:

- Consultation with affected users;
- Restoration of recreational and open space and car parks; and
- Contractor review of construction programme and working areas.

4.2.2.5. For trenching, temporary working areas could be positioned anywhere within the Order Limits. These would be typically 4-5 m wide, where there are constraints such as sports pitches, and up to 450 m long at this location, although this may be broken down into sections.

4.2.2.6. In the ES it was stated that the works within the sports ground would be undertaken over a period of eight weeks (not continuous) as a worst-case scenario, but this is likely to be reduced to approximately three weeks. However, an additional 8 weeks should be added to this period for reinstatement (assumed to be re-turfing)..

4.2.2.7. The western route is now the preferred route, where the cable would be installed to the western edge of Baffins Milton Rovers stadium (northern football pitch), through the pitch, which is stripped for re-grassing every off-season. Discussions are ongoing with the Chairman of the football club, who has agreed in principle to this option subject to timing and reinstatement commitments. This would result in no impact on the functionality of the football pitch during the playing season. This option would also prevent disruption to the access road to Tudor Sailing Club, Portsmouth Watersports Centre and would limit the impact on the cricket field (avoiding the cricket square) within Langstone Harbour Sports Ground.

4.2.2.8. Realignment of the southern football pitch to the east of its current location was considered to try and create enough space for trenching to the west without impinging on the pitch, however there is insufficient space on the western edge of the football ground to accommodate this and therefore direct effects to this pitch cannot be avoided. It is anticipated that works in this area would be undertaken in June-July 2023, leaving approximately two months for re-turfing and establishment of grass by 1<sup>st</sup> October 2023 (in line with restoration for Brent Geese), which will mean that the football pitch is unplayable for approximately one month of the playing season (assumed to commence approximately 1<sup>st</sup> Sept).

4.2.2.9. Given the preferred route and works layout, the cricket square would be avoided however it is not possible to realign the cricket pitch (the wider area surrounding the cricket square). The cricket pitch would therefore be temporarily lost for a period of 9-11 weeks, assuming a period of 1-3 weeks during the playing season, and 8 weeks for re-turfing..

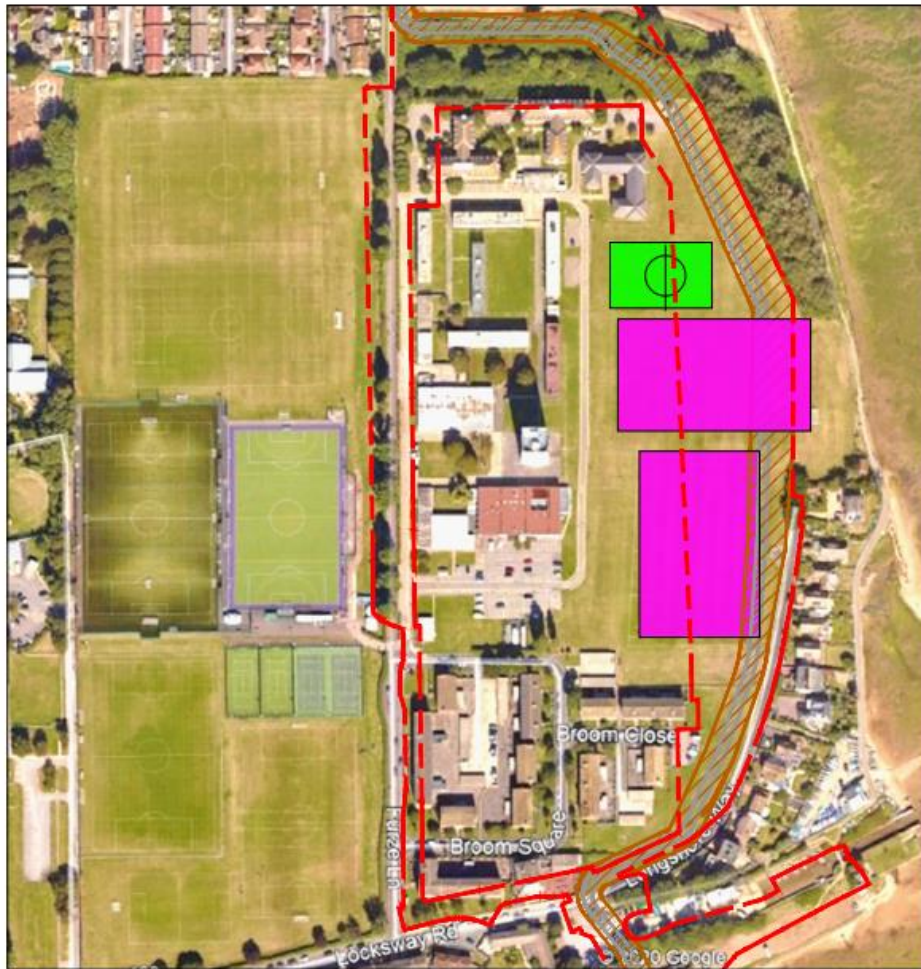
**Summary**

4.2.2.10. The works at BMRFC and Langstone Harbour Sports Ground will result in the following temporary recreational disturbances:

- Temporary loss of the southern football pitches for a period of 9-11 weeks, assuming a period of 1-3 weeks during the playing season and , and 8 weeks for re-turfing).
- Temporary loss of the cricket pitch for a period of 1-3 weeks, and approximately 8 weeks to allow for re-turfing of the pitch.

**4.2.3. UNIVERSITY OF PORTSMOUTH PLAYING FIELDS AND LANGSTONE SPORTS SITE**

4.2.3.1. The University of Portsmouth Playing Fields are located in the eastern part of the Langstone Campus (see Plate 4).



- Order Limits
- Indicative Temporary Works Area
- Indicative HVDC Cable route
- Football pitch
- Rugby pitches

**Plate 4 - University of Portsmouth playing and fields and Langstone sports site**

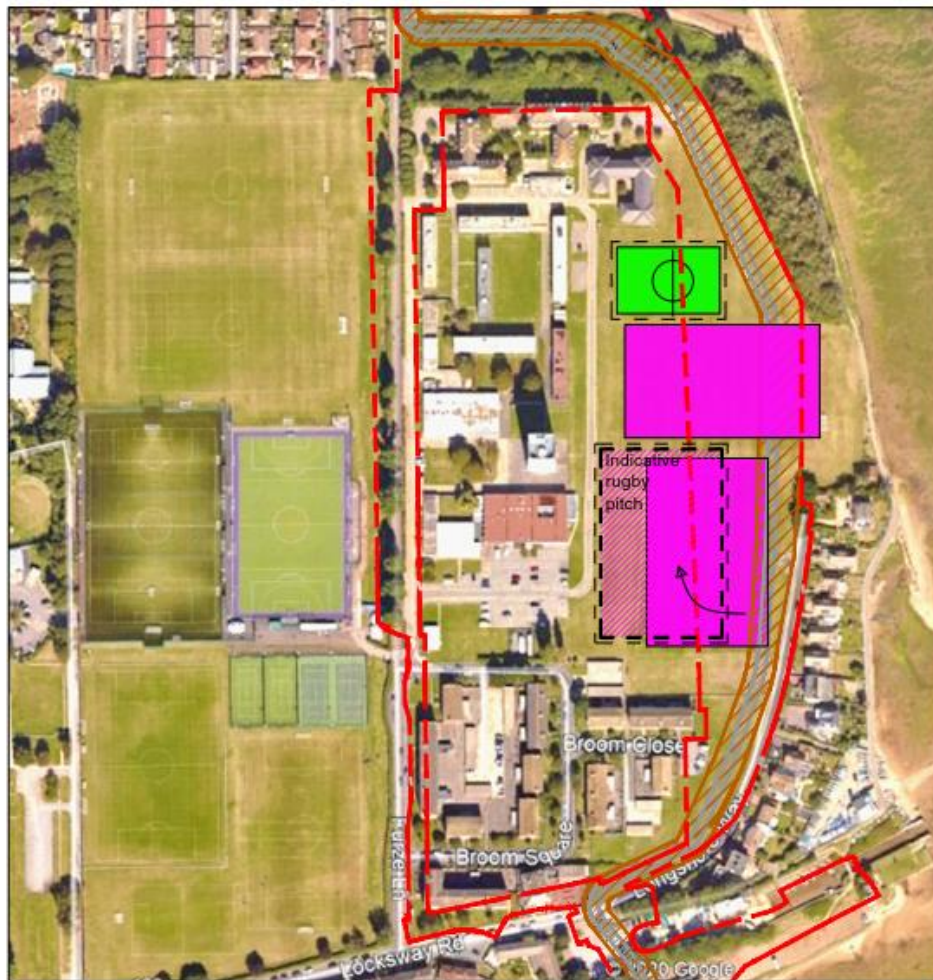
- 4.2.3.2. As shown in Plate 4, the Order Limits do not impinge on any of the pitches in the west part of the Langstone Campus (Langstone Sports Site) so these will not be affected.
- 4.2.3.3. The University of Portsmouth Playing Fields are used by University teams and summer schools only, with no access to the general public. All three sports pitches (two rugby pitches and one football pitch) on the University of Portsmouth playing fields fall within the Order Limits, and the ES assumes that the use of these will be restricted for up to 12 weeks (not continuously).
- 4.2.3.4. The playing fields are recognised as a SWBGS site, which are sites known to be used by wintering birds from the nearby Chichester and Langstone Harbour SPA. Accordingly, the ES proposes that construction works will not be undertaken from October to March inclusive, to minimise the impacts on wintering birds.

### Mitigation and Management

- 4.2.3.5. Chapter 25 (Socio-economics) found that there would be a moderate adverse effect on users of the playing fields, and that the following mitigation would reduce this to a minor to moderate adverse effect:
- Consultation with affected users and University of Portsmouth;
  - Restoration of recreational and open space and car parks; and
  - Contractor review of construction programme and working areas.
- 4.2.3.6. For trenching, working areas could be positioned anywhere within the Order Limits. These would be typically 4-5 m wide, where there are constraints such as sports pitches, and would be up to approximately 320 m long at this location. The majority of the area is subject to cable installation, taking up to 4 weeks to lay (both circuits). In addition, approximately 8 weeks should be allowed for reinstatement of the turf.
- 4.2.3.7. The University of Portsmouth have expressed a preference for the works to stay as close to the eastern edge of the Order Limits as possible, which would provide maximum flexibility for moving pitches. Although the pitches are understood to be used throughout the year, the heaviest use is likely to be within term time. Given the seasonal restrictions for wintering birds described above, the route installation is likely to be between April and September (see Appendix C for further details).
- 4.2.3.8. If the cable route were to be along the eastern edge of the Order Limits, direct impacts on the football pitch and the southern rugby pitch could be avoided completely by realigning both pitches to the west, as shown on Plate 5. However, direct impacts on the northern rugby pitch could not be avoided, as there is insufficient room to the west of this pitch to be able to move it far enough across and out of the Order Limits.
- 4.2.3.9. It is anticipated that works in this area would be undertaken in April (for a period of 8 weeks), with an additional period of approximately 8 weeks for re-turfing of pitches.. Appendix C shows the period of impact on each pitch and the effect during the playing season. This will mean that if not realigned, the football and rugby pitches are temporarily lost for approximately 1 month of the playing season in 2021 but will be reinstated for the 1<sup>st</sup> September start of the next season..

### Summary

- 4.2.3.10. The works at University of Portsmouth Playing Fields and Langstone Sports Site will result in the following temporary recreational disturbances:
- Temporary loss of the football pitch for the duration of works (an 8 week period, with an additional period of 8 weeks for re-turfing).
  - Temporary loss of the southern rugby pitch for the duration of works (an 8 week period, with an additional period of 8 weeks for re-turfing).



- - - Order Limits      Indicative Temporary Works Area  
 Indicative HVDC Cable route    Football pitch    Rugby pitches

**Plate 5 - University of Portsmouth playing fields and Langstone sports site, indicative construction lay-out**

**4.2.4. BRANSBURY PARK**

4.2.4.1. Bransbury Park includes a flower garden, children’s play area, skate park, and three football pitches. The Order Limits impinge upon one of the football pitches and also a footpath that crosses the park (see Plate 6). Facilities within the park are publicly accessible, with the football pitches available for public use at all times for informal recreation.



**Plate 6 - Bransbury Park**

- 4.2.4.2. Chapter 25 (Socio-economics) found that there would be a major to moderate adverse effect on users of the park, and that the following mitigation would reduce this to a minor to moderate adverse effect:
- Consultation with affected users and local authority;
  - Restoration of recreational and open space and car parks; and
  - Contractor review of construction programme and working areas.
- 4.2.4.3. The proposed construction activities would not preclude the use of most of the park as the area that is proposed temporary construction area is limited to the west of the skate park, and to the eastern side of the middle football pitch.

- 4.2.4.4. Bransbury Road Car Park (comprising approximately 40 spaces, two of which are accessible bays) would also be temporarily lost (4 weeks per joint bay), limiting access for those travelling by car. Alternative parking includes on street parking on surrounding residential roads, including Henderson Road and Bransbury Road, all within 400 m<sup>3</sup>.
- 4.2.4.5. Temporary works (all construction activities) would be undertaken over a period of 8 weeks (not continuously). For trenching, working areas could be positioned anywhere within the Order Limits and would take up to 4 weeks. Trenching would be typically 4-5m wide, where there are constraints such as sports pitches, and up to approximately 400 m long at this location. In addition, 8- weeks should be allowed for reinstatement of the football pitch..
- 4.2.4.6. it is anticipated that the middle football pitch can be reconfigured to lie outside of the Order Limits. Due to the informal recreational nature of pitch use, and the presence of two alternative pitches within the Park, by keeping works to the eastern side of the Order Limits corridor, and reconfiguring the middle pitch, it should mean that recreational disturbances to football pitch users can be avoided entirely. An indicative layout of the pitches during construction is shown in Plate 7.

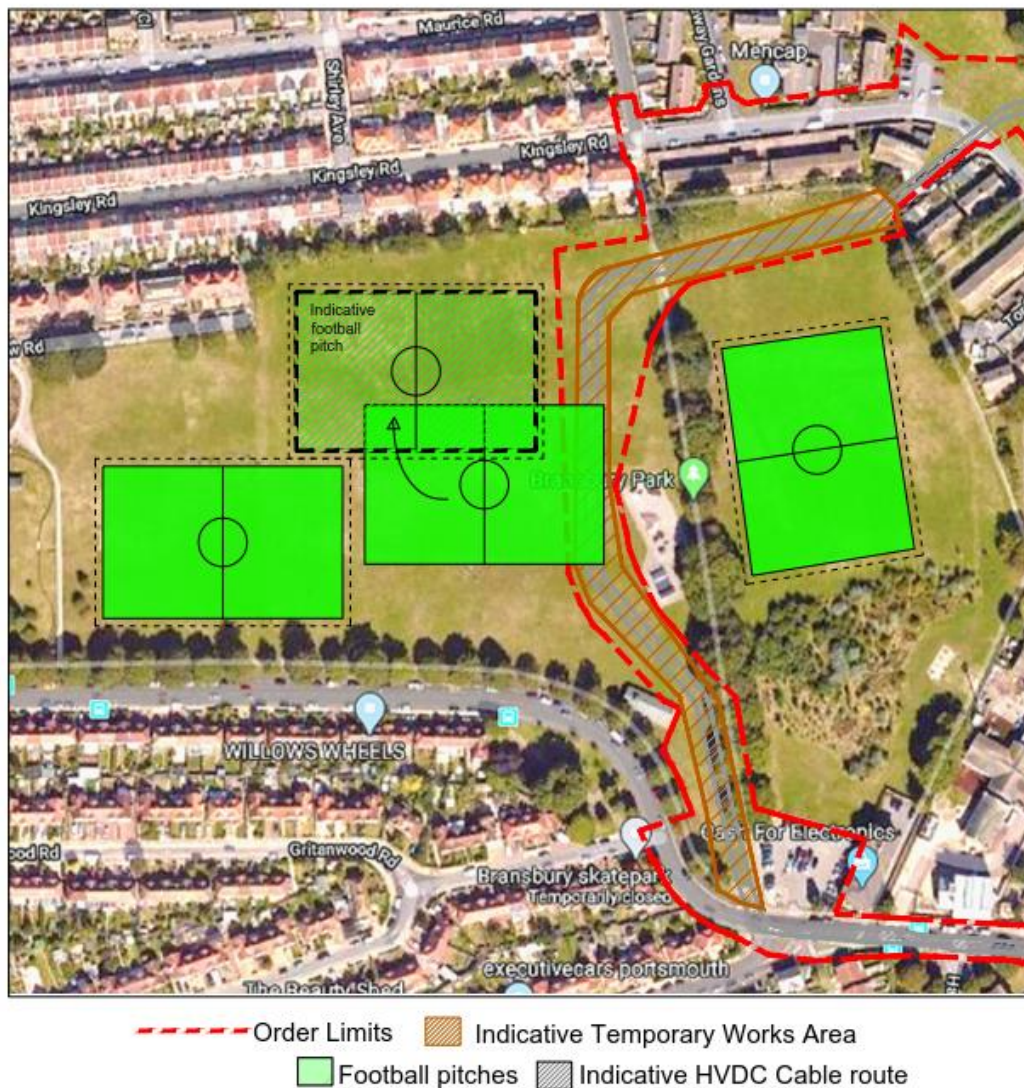
#### Summary

- 4.2.4.7. Assuming that the middle football pitch can be reconfigured outside the order limits, there would be no recreational disturbances for users of the football pitches.

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<sup>3</sup> WSP and BECG, 2020. Onshore Cable Route Construction Impacts on Access to Properties and Car Parking and Communications Framework Management Plan.





**Plate 7 - Bransbury Park, indicative construction layout**

#### 4.2.5. PORTSDOWN HILL

- 4.2.5.1. Portsdown Hill is an informal recreation space with picnic benches and views south towards the sea. It is served by a car park accessed from Portsdown Hill Road (Plate 8).



- Order Limits
- Indicative Temporary Works Area
- Indicative HVDC Cable route

### Plate 8 - Portsdown Hill and car park

- 4.2.5.2. Chapter 25 (Socio-economics) found that there would be a moderate adverse effect on users of Portsdown Hill, and following mitigation this would reduce to a minor to moderate adverse effect:
- Consultation with affected users and local authority;
  - Restoration of recreational and open space and car parks; and
  - Contractor review of construction programme and working areas.
- 4.2.5.3. The proposed construction activities would result in reduced access and partial loss of the car park for up to 4 weeks. In addition, the joint bay construction activities (up to 4 weeks per circuit) would likely result in a loss of open space amenity for open space users.
- 4.2.5.4. Trenching would typically be up to 4-5 m wide where there are constraints, and up to approximately 200 m long at this location. The ES assumes that the construction works would be undertaken over a period of 12 weeks (not continuously). This would take place between mid-February and the end of March 2022. In addition, 8 weeks should be allowed for reinstatement..

4.2.5.5. Temporary recreational disturbances on the amenity of open space users would be limited. Pending discussion with PCC, there is also the potential for Portsdown Hill carpark (including area outside of the Temporary Works area) to be resurfaced as part of the works.

**4.2.6. ZETLAND FIELD**

4.2.6.1. Zetland Field is a recreational open space which includes a playground and a single football goal, used for informal play (see Plate 9).



- - - Order Limits   
  Indicative Temporary Works Area  
 Indicative HVDC Cable route

**Plate 9 - Zetland Field, indicative construction layout**

4.2.6.2. Chapter 25 (Socio-economics) found that there would be a moderate adverse effect on users of the park, and that the following mitigation would reduce this to a minor to moderate adverse effect:

- Consultation with affected users and local authority;
- Restoration of recreational and open space and car parks; and

- Contractor review of construction programme and working areas.

4.2.6.3. In the ES it was stated that works would be undertaken over a period of 10 weeks (not continuously); this would take place between mid-September and mid-October 2022. In addition, a period of 8 weeks should be allowed for reinstatement..

4.2.6.4. For trenching, working areas could be positioned within the Order Limits. An indicative Cable Route shown in Plate10 shows that if positioned along the western edge, this would minimise the impact, with the remainder of the Order Limits being used for access and temporary storage. The trenching area would be typically 4-5 m wide and up to approximately 300 m long at this location, given the lack of traffic constraints and the area of open space in question. Alternatively, works could be undertaken in 1-2 weeks, either in one working area across the field or across two working areas divided into the northern half and the southern half. Access to the field would be maintained. A period of 8weeks should still be allowed for reinstatement of turf, should this option be pursued.

4.2.6.5. To minimise recreational disturbance further, it is anticipated that the single set of goalposts located within the Order Limits at the northern end of the fields could be moved to the eastern side of the field to ensure they remain available for use during construction works (see Plate 9).

#### **4.2.7. MILTON COMMON**

4.2.7.1. Milton Common has a network of informal recreational and permissive paths that provide access across the Common and to Langstone Harbour Coastal Path (see Plate 10).



Order Limits    
  Indicative Temporary Works Area  
 HDD route    
 Indicative HVDC Cable route

### Plate 10 - Milton Common

4.2.7.2. Chapter 25 (Socio-economics) found that there would be a moderate adverse effect on users of the common, and that the following mitigation would reduce this to a minor to moderate adverse effect:

- Consultation with affected users and local authority;
- Restoration of recreational and open space and car parks; and
- Contractor review of construction programme and working areas.

4.2.7.3. For trenching, working areas could be positioned anywhere within the Order Limits. These would be typically 4-5 m wide, where there are constraints, and up to approximately 700 m long at this location, although this would be broken down into sections. The ES assumes that construction works would be for a total of 23 weeks (not continuously). This will be undertaken between April 2022 to July 2023. There is potential to reduce this duration if HDD can be carried out at the same time as trenching. In addition, 8 weeks should be allowed for restoration.

4.2.7.4. There are numerous permissive paths across Milton Common which provide alternatives for recreational users and trenching work would be unlikely to significantly impede access across most of the site. Work will proceed in sections so that at any one time the footprint of the works will be limited.

4.2.7.5. Whilst there are some small community events held on the site, it is anticipated that these could be undertaken in areas outside the Order Limits (including Portsmouth City countryside ranger nature talks and walks, five a side football tournaments and the annual Milton and Eastney History D-Day Walk which passes through the southern section of the common).

**4.2.8. FORT CUMBERLAND ROAD CAR PARK**

4.2.8.1. The Fort Cumberland Road car park provides access to the adjacent Fort Cumberland Site of Importance for Nature Conservation (SINC), and to Eastney Beach. The car park has capacity for approximately 100 vehicles (in informal unmarked spaces). Construction activity in the Fort Cumberland Road car park would cause loss of amenity and has the potential to impede access to the SINC and beach for recreational users.

4.2.8.2. In the ES it was stated that works would be undertaken for a period of up to 66 weeks (not continuously) and that this would be dependent on weather conditions, due to its association to the offshore element of the Proposed Development. The site is shown in Plate 11.



**Plate 11 - Fort Cumberland Road car park**

4.2.8.3. Chapter 25 (Socio-economics) found that there would be a moderate adverse effect on users of Fort Cumberland Road Car Park prior to mitigation. The following mitigation would reduce this to a minor to moderate adverse effect:

- Consultation with affected users and local authority;
- Restoration of recreational and open space and car parks. *Fort Cumberland Road Car Park is currently unsurfaced. As part of reinstatement following construction, the Applicant will leave the car park in a better condition, in discussion with PCC. This can encourage better parking and greater capacity use of the remaining car park area;* and
- Contractor review of construction programme and working areas.

4.2.8.4. Indicative phasing plans have been prepared for Fort Cumberland Road car park (see Appendix B) which describe the duration of given stages of the work and their approximate footprint.

**Table 1 - Indicative phasing and constraints for Fort Cumberland Road Car Park**

Phase	Works	Indicative Date	Constraints
1	HDD assumed for all ducts	44 weeks Q3 2021 to Q2 2022	75% of car park occupied
2	Construct Transition Joint Bay (TJB) for 1 <sup>st</sup> circuit, pull onshore cables and offshore cables, joint and permanently reinstate	Five weeks Q2 2022	50% of car park occupied
3	Car park all clear	-	-
4	Construct TJB for 2 <sup>nd</sup> circuit pull onshore cables and offshore cables, joint and permanently reinstate	Five weeks Q3 2022	75% of car park occupied
5	Construct Optical Regeneration Station ('ORS')	12 weeks winter 2022- 2023	50% of car park occupied
6	Car park all clear	Q2 2023	-

- 4.2.8.5. An occupancy survey undertaken on August bank holiday 2020 showed a maximum occupancy of 44% capacity on the Saturday, 90% on the Sunday, and 69% on the bank holiday Monday. Whilst the current presence of COVID 19 may not be reflective of 'normal' conditions, a previous occupancy survey undertaken on a non-bank holiday Friday in August 2019 showed a maximum occupancy of 25%. During construction, alternative parking would be available on surrounding residential streets, including Ferry Road, Fort Cumberland Road, Gibraltar Road, Lumsden Road and Finch Road, all within 300 m of the car park.
- 4.2.8.6. Post construction, surfacing of the car park will provide a better surface for users, and white lining of spaces will encourage better use of space and overall capacity. The Applicant would either undertake this work or propose that PCC undertakes this work on the Applicant's behalf, with the Applicant covering the costs of works.



## 5. SECURING MITIGATION

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- 5.1.1.1. The ES presents a worst-case scenario regarding timings and works footprints. This FMP has demonstrated ways in which the general mitigation principles described in Section 4 above can be applied during the construction phase to minimise recreational disturbance effects. Particular focus is given to the phasing of the works, and minimising the working areas. In addition, specific mitigation (for example relocation of pitches) has been explored and will be adopted where necessary and practicable.
- 5.1.1.2. The OOCEMP submitted for the DCO, includes the mitigation measures summarised in Section 3 of this FMP and is included in the tender for the construction contract. Other measures included within the tender specification will ensure that the appointed contractor installs the cable route in a manner that mitigates, so far as is reasonably practicable, disruption to the use of recreational facilities within the Order Limits. The OOCEMP is secured by Requirement 15 of the dDCO, and ensures that areas of open space will be restored, as far as practicable, to the same condition as they were in prior to construction (APP-488).

# **Appendix A – Farlington Playing Fields Indicative Phasing**

## **APPENDIX A: FARLINGTON PLAYING FIELDS INDICATIVE PHASING**

Note that the following figures in this appendix show the indicative phasing plans for Farlington Fields only. Please refer to Plate 2 of this Framework Management Plan for the indicative construction layout plan, including possible alternative locations for pitches.

Phase	Works	Indicative construction Date	Description	Works footprint
1	Use of a small portion of the car park for initial plant and materials deliveries. Duct installation for both circuits ("CCTs") contained within Indicative Temporary Works Area.	April 2022 (two weeks)	Works area may affect the corner of football pitch 10, as well as the northern section of the car park	<p style="text-align: center;"><b>PHASE 1</b></p>

Phase	Works	Indicative construction Date	Description	Works footprint
2	HDD3 duct stringing and welding (1 <sup>st</sup> CCT) contained within Indicative Temporary Works Area	Mid-April – June 2022 (six weeks)	Indicative Temporary Works Area is adjacent to the 9v9 football pitch. In this phase the Indicative Temporary Works Area may directly impact football pitches 4, 8 and 10.	<p style="text-align: center;"><b>PHASE 2</b></p>

Phase	Works	Indicative construction Date	Description	Works footprint
3	<p>Indicative Temporary Works Area includes construction compound associated with HDD3 and HDD4</p>	<p>June 2022 – Mid August 2022 (13 weeks)</p> <p>Note- HDD4 requires 24/7 working to complete works within this duration</p> <p>An additional 8 weeks once the works are complete, for re-turfing.</p>	<p>Indicative Temporary Works Area affects the 9v9 football pitch and football pitches 4, 8 and 10. The Indicative Temporary Works Area is adjacent to cricket pitch 2, along with football pitches 3, 7, and 9.</p>	<p style="text-align: center;"><b>PHASE 3</b></p>

Phase	Works	Indicative construction Date	Description	Works footprint
4	HDD4 ongoing (if not completed within Phase 3 24 hour working)	Late August 2022 (two weeks)	The site is used for Victorious Festival off-site camping during August bank holiday.	<p style="text-align: center;"><b>PHASE 4</b></p>

Phase	Works	Indicative construction Date	Description	Works footprint
5	Indicative Temporary Works Area includes temporary working areas for connection from ducts to HDD3 and HDD4, Joint Bay Construction, HVDC cable installation, HVDC jointing and joint bay back fill / reinstatement	September 2022 (four weeks)  An additional 8 weeks once the works are complete, for re-turfing.	Indicative Temporary Works Area is adjacent to the 9v9 football pitch and cricket square 3. In this phase the Indicative Temporary Works Area may directly impact football pitches 4, 8 and 10.	<p style="text-align: center;"><b>PHASE 5</b></p>



Phase	Works	Indicative construction Date	Description	Works footprint
6	No works – avoiding wintering bird season	October 2022 – March 2023	No works	<p style="text-align: center;">PHASE 6</p>

Phase	Works	Indicative construction Date	Description	Works footprint
7	HDD3 duct stringing and welding (2 <sup>nd</sup> CCT) contained within Indicative Temporary Works Area	Mid-April – June 2023 (6 weeks)	Indicative Temporary Works Area is adjacent to the 9v9 football pitch and cricket square 3. In this phase the Indicative Temporary Works Area may directly impact football pitches 4, 8 and 10.	<p style="text-align: center;"><b>PHASE 7</b></p>

Phase	Works	Indicative construction Date	Description	Works footprint
8	Indicative Temporary Works Area includes construction compound associated with HDD3	June 2023 – Mid Aug 2023 (13 weeks) An additional 8 weeks once the works are complete, for re-turfing.	Indicative Temporary Works Area affects the 9v9 football pitch, Cricket square 3 and football pitches 4, 8 and 10. The Indicative Temporary Works Area is adjacent to football pitches 3, 7, and 9.	<p style="text-align: center;"><b>PHASE 8</b></p>

Phase	Works	Indicative construction Date	Description	Works footprint
9	HDD3 all clear-Victorious Festival	Late Aug 2023 (two weeks)	No works	<p style="text-align: center;"><b>PHASE 9</b></p>

Phase	Works	Indicative construction Date	Description	Works footprint
10	Indicative Temporary Works Area includes temporary working area for connections from ducts to HDD3, joint bay construction, HVDC cable installation, HVDC jointing and joint bay back fill / reinstatement for 2 <sup>nd</sup> CCT.	September 2023 (four weeks)  An additional 8 weeks once the works are complete, for re-turfing.	In this phase the Indicative Temporary Works Area may directly impact football pitches 4 and 8. The Indicative Temporary Works Area is adjacent to football pitch 10.	<p style="text-align: center;"><b>PHASE 10</b></p>

# **Appendix B – Fort Cumberland Road Car Park Indicative Phasing**


## APPENDIX B: FORT CUMBERLAND ROAD CAR PARK INDICATIVE PHASING

Note that the following figures in this appendix show the indicative phasing plans for Fort Cumberland Car Park only. Please refer to Section 4.2.8 of this Framework Management Plan for further information.

Phase	Works	Indicative Construction Date	Description	Works footprint
1	HDD assumed for all ducts	44 weeks Q3 2021 to Q2 2022	75% of car park occupied	<p style="text-align: center;"><b>PHASE 1</b></p>

Phase	Works	Indicative Construction Date	Description	Works footprint
2	Construct TJB for first circuit, pull onshore and offshore cables, joint and permanently reinstate	Five weeks Q2 2022	50% of car park occupied	<p style="text-align: center;">PHASE 2</p>



Phase	Works	Indicative Construction Date	Description	Works footprint
3	Car park all clear	-	-	 <p style="text-align: center;">PHASE 3</p>

Phase	Works	Indicative Construction Date	Description	Works footprint
4	Construct TJB for second circuit, pull onshore and offshore cables, joint and permanently reinstate	Five weeks Q3 2022	75% of car park occupied	<p> <span style="color: red;">- - -</span> Order Limits                <span style="background-color: #c08040; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Indicative Temporary Works Area                <span style="background-color: #cccccc; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Indicative HVDC Cable route                <span style="background-color: #ccccff; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HDD route         </p> <p style="text-align: center;"><b>PHASE 4</b></p>

Phase	Works	Indicative Construction Date	Description	Works footprint
5	Construct Optical Regeneration Station (ORS)	12 weeks winter 2022-2023	50% of car park occupied	<p style="text-align: center;">PHASE 5</p>

Phase	Works	Indicative Construction Date	Description	Works footprint
6	Car park all clear	Q2 2023	-	<p style="text-align: center;">PHASE 6</p>

# **Appendix C – Playing Fields Within the Order Limits - Indicative Phasing**

## **APPENDIX C: PLAYING FIELDS WITHIN THE ORDER LIMITS - INDICATIVE PHASING**

Note that the following table in this appendix shows the indicative phasing plans for construction and reinstatement of pitches, seasons of use, and any restrictions where construction cannot take place.

Pitch	2021				2022				2023				2024				Indicative Impact on playing season											
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul		Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Farlington Football Pitches	1	Football Season September to May Phase 6 - Bird Breeding Season				Football Season September to May Phase 6 - Bird Breeding Season				Football Season September to May Phase 6 - Bird Breeding Season				Football Season September to May Phase 6 - Bird Breeding Season				No impact										
	2	Football Season September to May				Football Season September to May				Football Season September to May				Football Season September to May														
	3	Football Season September to May				Football Season September to May				Football Season September to May				Football Season September to May														
	4	Football Season September to May				Phase 2 - Mid April to June - 6 weeks		Phase 3 - June to Aug - 13 weeks		Phase 5 - Sept - 4 weeks		Phase 7 - Mid April to June - 6 weeks		Phase 8 - June to mid Aug - 11 weeks		Phase 10 - Sept - 4 weeks			8 weeks		8 weeks		<ul style="list-style-type: none"> <li>- 44 weeks construction (23 weeks in 2022 and 21 weeks in 2023)</li> <li>- 16 weeks reinstatement (8 weeks reinstatement in 2022 and 8 weeks reinstatement in 2023)</li> <li>- Pitch temporarily unavailable for 24 weeks of the playing season (10 weeks in 2022 and 10 weeks in 2023)</li> </ul>					
	4A (RELOCATED PITCH 4)	Football Season September to May				Football Season September to May				Football Season September to May				Football Season September to May					Phase 8 - June to mid Aug - 11 weeks		8 weeks							
	5	Football Season September to May				Football Season September to May				Football Season September to May				Football Season September to May														
	6	Football Season September to May				Football Season September to May				Football Season September to May				Football Season September to May														
	7	Football Season September to May				Football Season September to May				Football Season September to May				Football Season September to May														
	8	Football Season September to May				Phase 2 - Mid April to June - 6 weeks		Phase 3 - June to Aug - 13 weeks		Phase 5 - Sept - 4 weeks		Phase 7 - Mid April to June - 6 weeks		Phase 8 - June to mid Aug - 11 weeks		Phase 10 - Sept - 4 weeks			8 weeks		8 weeks			<ul style="list-style-type: none"> <li>- 44 weeks construction (23 weeks in 2022 and 21 weeks in 2023)</li> <li>- 16 weeks reinstatement (8 weeks reinstatement in 2022 and 8 weeks reinstatement in 2023)</li> <li>- Pitch temporarily unavailable for 24 weeks of the playing season (10 weeks in 2022 and 10 weeks in 2023)</li> </ul>				
	8A (RELOCATED PITCH 8)	Football Season September to May				Football Season September to May				Football Season September to May				Football Season September to May					Phase 8 - June to mid Aug - 11 weeks		8 weeks							
9	Football Season September to May				Football Season September to May				Football Season September to May				Football Season September to May															
9A	Football Season September to May				Phase 3 - June to Aug - 13 weeks		Phase 5 - Sept - 4 weeks		8 weeks		Football Season September to May				Football Season September to May				8 weeks		<ul style="list-style-type: none"> <li>- 17 weeks construction in 2022</li> <li>- 8 weeks reinstatement in 2022</li> <li>- Pitch temporarily unavailable for 4 weeks</li> </ul>							
9A (RELOCATED PITCH 9)	Football Season September to May				Football Season September to May				Football Season September to May				Football Season September to May				8 weeks											
10	Football Season September to May				Phase 1 - 2 weeks		Phase 2 - Mid April to June - 6 weeks		Phase 3 - June to Aug - 13 weeks		Phase 5 - Sept - 4 weeks		Phase 7 - Mid April to June - 6 weeks		Phase 8 - June to mid Aug - 11 weeks		Phase 10 - Sept - 4 weeks		8 weeks			<ul style="list-style-type: none"> <li>- 46 weeks construction (25 weeks in 2022 and 21 weeks in 2023)</li> <li>- 16 weeks reinstatement (8 weeks reinstatement in 2022 and 8 weeks reinstatement in 2023)</li> <li>- Pitch temporarily unavailable for 19 weeks of the playing season (9 weeks in 2022 and 10 weeks in 2023)</li> </ul>						
10A (RELOCATED PITCH 10)	Football Season September to May				Football Season September to May				Football Season September to May				Football Season September to May				Phase 8 - June to mid Aug - 11 weeks		8 weeks									
1	Training April - May, Games take place May-Aug.				Training April - May, Games take place May-Aug.				Training April - May, Games take place May-Aug.				Disused April - May, Games take place May-Aug.				No impact											
2	Training April - May, Games take place May-Aug.				Training April - May, Games take place May-Aug.				Training April - May, Games take place May-Aug.				Disused April - May, Games take place May-Aug.															
3	Training April - May, Games take place May-Aug.				Training April - May, Games take place May-Aug.				Phase 8 - June to mid Aug - 11 weeks		Disused April - May, Games take place May-Aug.				8 weeks			<ul style="list-style-type: none"> <li>- 11 weeks construction in 2023.</li> <li>- 8 weeks reinstatement in 2023, however the long term reinstatement of the cricket pitch could take up to 12 months (see main text for further details)</li> <li>- Pitch temporarily unavailable for 11 weeks of the playing season in 2023</li> </ul>										
Baffin Milton Rovers Football Ground and Langstone Harbour Sports Ground	Northern Pitch	BMRFC Season				BMRFC Season				BMRFC Season				BMRFC Season					No impact									
	Southern Pitch	Used by BMRFC reserves for training and matches				Used by BMRFC reserves for training and matches				Construction period 1-3 weeks		Used by BMRFC reserves for training and matches				8 weeks				<ul style="list-style-type: none"> <li>- 1-3 weeks construction in 2023</li> <li>- 8 weeks reinstatement in 2023</li> <li>- Pitch temporarily unavailable for 8 weeks of the playing season in 2023 due to pitch restoration</li> </ul>								
	Cricket Pitch	Playing Season				Playing Season				Playing Season				Playing Season				No impact										
University of Portsmouth Playing Fields	Northern Football Pitch	Football Season September to May				Football Season September to May				Football Season September to May				Football Season September to May					<ul style="list-style-type: none"> <li>- 8 weeks construction in 2022</li> <li>- 8 weeks reinstatement in 2022</li> <li>- Pitch temporarily unavailable for 4 weeks of the playing season in 2022</li> </ul>									
	Middle Rugby Pitch	Rugby Season - September to April				Construction Phase - 8 weeks		8 weeks		Rugby Season - September to April				Rugby Season - September to April				<ul style="list-style-type: none"> <li>- 8 weeks construction in 2022</li> <li>- 8 weeks reinstatement in 2022</li> <li>- Pitch temporarily unavailable for 4 weeks of the playing season in 2022</li> </ul>										
	Southern Rugby Pitch	Rugby Season - September to April				Construction Phase - 8 weeks		8 weeks		Rugby Season - September to April				Rugby Season - September to April														

