

Consultee Comments for Planning Application APP/17/01327

Application Summary

Application Number: APP/17/01327

Address: Hooks Lane Ground Clubhouse, Fraser Road, Havant, PO9 3EJ

Proposal: Redevelopment of grass rugby pitch to provide World Rugby Compliant Third Generation Artificial Grass Pitch, with associated hard and soft landscaping, bunding , fencing, ancillary storage container and dugouts and new floodlighting.

Case Officer: Daphney Haywood

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

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On Behalf Of: Landscape Team

Comments

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From a landscape perspective we do not object to the principal of the development, however we have the following comments:

- The removal of the mature Leyland Cypress that is located around the existing rugby pitch will have a significant visual impact to neighbouring properties. The decision to remove the trees will create a more open landscape and this accompanied with the proposed flood lighting could have a negative impact for dwellings that back on to the rugby field. The loss of the trees accompanied with the flood lighting should be mitigated with additional tree planting. We feel that the best solution would be to strategically plant medium/large native trees on Hooks lane and to the rear of properties along Beaufort road. Additionally any tree felling should be done outside the bird nesting season.

- The site plan indicates the retention of trees within the site, however we have concerns with the proximity of the development to the root protection areas (RPA) of the existing trees. In particular the two trees no's 2 and 3 that are located to the south east corner are a concern. The construction process and any excavation will have a detrimental impact on the root systems and could damage and/or create instability making the tree unsafe. We would not want to see the reduction of trees within the site, as such more robust mitigation strategy should be put in place to retain these trees. The arboricultural survey and impact assessment proposes a tree protection

barrier fencing but we feel that this is sufficient protection measures as it does not encompass enough of the RPA. Furthermore any excavation for lighting or fencing will need to be hand dug within the PRA to avoid any damage of the roots. As a result we require the tree protection plan to be updated to protect the whole all of the PRA that is not in the carriageway/rear gardens.

- We have concerns with the gradient of the proposed bund. A present the plans indicate a gradient of 1:2 which, if scheduled to be grassed would be deemed unacceptable as the steepness of the slope would be a health and safety issue to maintain. We also have concerns with the drainage at the base of the slope. furthermore the bund should not fall within the PRA of any retained trees as the build up of soil would not be damaging for the root systems.

- Construction details requiring submission include; artificial pitch, lighting and fencing.

Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:

- finished levels
- hard surfacing material type / product reference and colour
- laying bond
- edging or threshold detail / type

- Has the county ecologists been consulted on regarding the introduction of lighting and the potential for bats within the existing mature Oak tree?

Kind regards,

Harry Mitchell
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