



Hampshire
County Council

Woodcroft Primary School.

**Woodcroft Lane, Lovedean
Waterlooville, PO8 9QD.**

**Design and Access Statement
for the construction of a
grass playing field.**

12th May 2015.





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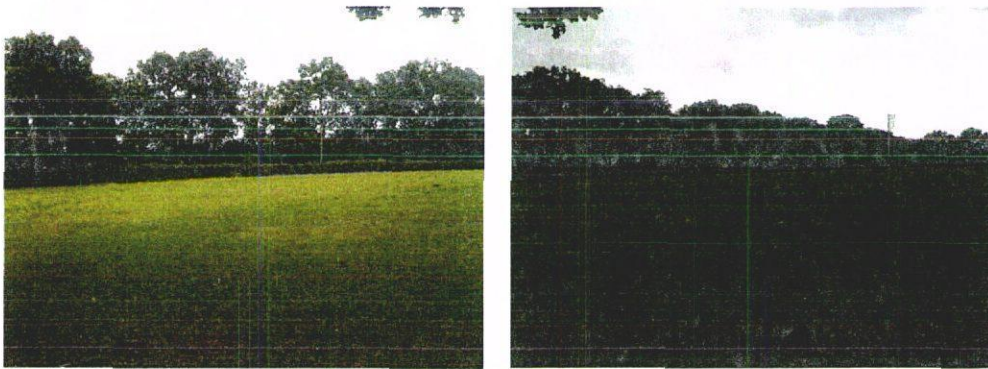
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1.0 Introduction

- 1.1 This Design and Access Statement (DAS) accompanies an application for the change of use of a field currently used as a paddock, to a grass playing field to serve the needs of children attending Woodcroft Primary School, Waterlooville, Hampshire.
- 1.2 The DAS had been written to meet the requirements of Section 3 of the DCLG circular 01/2006 Guidance on changes to the development control system.
- 1.3 In accordance with Policy CS18 of Havant Borough Council's Core Strategy, the grass playing field is designed to replace land proposed to be developed within the existing school's grounds for access and housing (HCC reference HV023, HBC ref 09/59532/02 dated 27th May 2009)
- 1.4 This DAS should be read in conjunction with a Planning Supporting Statement for the site.
- 1.5 Potentially, a bridleway is to be diverted, which is likely to be subject to an Order under Section 119 of the Highways Act .
- 1.6 An existing farm track is to be temporarily diverted around the grass pitch as part of this application to provide continued access to the existing farm business. This temporary track will be removed pending the development on Woodcroft Farm.
- 1.7 The layout of the remaining playing field within the school is to be reconfigured, as shown on Play Provision drawing E1653-L-104, to provide the school with a diverse range of outdoor activities.

2.0 Design Process and Consultation

- 2.1 Prior to finalising the proposed size and location of the pitch, agreement was sought between the developer of the allocated housing site, HCC and the school to determine the most appropriate size, type, orientation and location for a grass pitch that should be in accordance with Building Bulletin 99 and satisfy the requirements of Sport England.
- 2.2 This concluded that a 82.3m x 50m pitch (to fit a 86x56 yard pitch with run offs) with additional space around the sides for planting should be appropriate for the school as this would allow sufficient space for Youth U11/U12 9v9 football (as recommended by the latest Football Association guidelines).
- 2.3 Detailed topographic, tree, geotechnical and ecological surveys were than carried out to inform the design.



Photos looking south across the site to the tree belt.

3.0 Proposals (amount, layout, scale, appearance and landscape)

- 3.1 The school requires a secure boundary line to be maintained to discourage children from absconding, and to safeguard children from being removed or enticed away from the grounds.
- 3.2 Part of the existing farm track is to be retained to provide access from Woodcroft Lane for grounds maintenance vehicles but closed off with a lockable 1.8m high gate. A small section of the existing track is to be grubbed out and restored to open grass and planting
- 3.3 A 120m long section of hedge is to be removed. This is to open up views from the school towards the pitch to ensure staff are able to see children playing. To compensate for this loss, 204 linear metres of new locally indigenous hedge planting is proposed around the outside of the pitch.
- 3.4 The existing boundary fence to the north of the school adjacent to the woodland belt is to be retained to provide an additional line of security. No mature trees are to be removed.
- 3.5 *Further planting is proposed between the pitch and the school to reinforce the school's secure property line.*
- 3.6 The field is to be re-graded to provide a suitable level playing field. Topsoil and subsoil is to be stripped initially and stored separately for re-use after re-grading in earth bunds around the side to a height no greater than 1.5m. As the construction work is expected to take no longer than 5 weeks, there is no requirement to temporarily seed the bunds with a nitrogen fixing seed mix.
- 3.7 The underlying sub-grade is heavy clay. Therefore a series of land drains are to be introduced to provide drainage for the pitch. These are to be supplemented with sand slitting and soil amelioration as described on the drawings.
- 3.8 The proposed playing area will be 82.3m x 50m with additional space for run off margins and planting.

- 3.9 A new 1.8m high vertical bar fence, polyester powder coated green is to enclose the pitch. This will provide properties proposed as part of a separate application with a secure boundary. The fence will also protect the playing surface from unauthorised use by the public, and wildlife straying across the pitch (foxes, deer, etc.)
- 3.10 For a more detailed description of the proposals, refer to drawing E1653-L-201 Rev C.
- 3.11 A new gravel path, edged with timber boards and using a 'no dig' form of construction is to link the school to the sports pitch. The precise alignment of this path is to be agreed on site with the Local Planning Authority to ensure the woodland habitat remains unaffected.

4.0 Archaeology

- 4.1 HCC's Senior Archaeologist confirmed on 10.12.13 that there are no archaeological concerns with the proposals.

5.0 Drainage

- 5.1 As the application site is less than 1ha, a Flood Risk Assessment is not required.
- 5.2 The site does not lie with a Flood Zone recognised by the Environment Agency.
- 5.3 There is a ditch to the south of the site that currently takes surface water run off from the field. It is proposed to continue to discharge surface water run-off from the grass pitch to the ditch. The surface water runoff rate is expected to reduce as the fall of the ground will be reduced and water is actively encouraged to percolate through the surface to the land drains.
- 5.4 The gradient of the existing field is approximately 1:44, falling broadly north to south. The field is to be re-graded and contoured to reduce the overall gradient, providing the pitch with an east west gradient of 1:100 and north south gradient of 1:60.

6.0 Trees

- 6.1 There are two mature oak trees with the hedge that runs adjacent to the southern boundary of the site. These were visually assessed as 'Grade A' Oak trees, as they provide a significant feature with the existing mature hedge line.
- 6.2 The trees' girth were measured 1.5m above ground level from which a Root Protection Zone was established using BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations. Drawing E1653-L-201 shows the recommended Root Protection Area (RPA) measured from the centre of the tree.
- 6.3 Although in plan the access road appears to encroach into the RPA of the two trees, an existing ditch currently cuts across the south of the RPA. This ditch is to be culverted using a pre-cast concrete ring to provide sufficient strength to take vehicles.

- 6.4 The temporary access road around the east, north and west of the pitch is to be constructed using a no dig form of construction with crushed concrete laid onto a geotextile base, edged with timber, and surfaced with MOT Type 1.
- 6.5 A new footpath is to be incorporated to link the pitch with the school. The precise line is to be agreed on site with the planning authority's tree officer. The path is to be constructed using a 'no dig' form of construction and edge with timber boards and surfaced with a free draining self compacting gravel.
- 6.6 No trees will therefore be affected by the proposals.

7.0 Ecology and Biodiversity

- 7.1 An extended phase 1 Habitat survey was commissioned by Grainger Development as part of a wider survey for the core housing strategy for the area, which included the hedge and tree line to the north of the school.
- 7.2 The report identified that the hedgerows and tree belts might provide a suitable habitat for dormice and further studies should be carried out.
- 7.3 The hedge was assessed for the presence of dormice but none were recorded.
- 7.4 A new footpath is to be incorporated to link the pitch with the school. The precise line is to be agreed on site with the planning authority's ecologist to ensure there is minimal disturbance to the tree belt and understorey vegetation.

8.0 Access

- 8.1 *The new pitch will be accessed on foot from within the school via a 1.5m wide compacted gravel footpath with timber edges linked to an existing sloped path leading from a play area*
- 8.2 The land slopes from south to north at a maximum gradient of 1:20 as this is considered accessible.
- 8.3 The existing farm track off Woodcroft Lane will be retained to provide vehicular access for *grounds maintenance*