

**Housing, Neighbourhood &
Building Services**

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10th August 2020

Dear Ms. Haywood,

APP/20/00285 RECREATION GROUND, HOBBY CLOSE FIELD, WECOCK FARM

Following your notifications of various responses to our application from statutory consultees over the last month, I write to provide the following responses with attached detailed information that will hopefully help clarify the nature of the waste material to be used in the land-raising and drainage improvements, and also other details that should provide some appeasement of the concerns raised.

1. Nature of inert clean soil material or end of waste screened material & drainage proposals

I attach several chemical and grading data sheets of the proposed material to be used in the land raising of the sports field, plus details of the type of material to be used, both Lytag and Hortag. These materials have been used in sports pitch construction before with good outcomes. Material batches are all laboratory tested and we can adapt the frequency at which this is done if this should be required. The material has no leachate capability. We will be following the procedures illustrated in the sports turf drainage techniques for sports pitches attached document. I attach a plan showing where trial holes of the existing soil material were originally taken last year, and several photos of the soil excavated, which demonstrate a heavy clay soil.

The design of the drainage system does not penetrate beneath the clay layer so surface water is drained into the ditch system and off site through the existing sewer system.

Therefore we believe there should be no negative impact of using this material and drainage technique on groundwater in the aquifer below the clay layer, and furthermore hope this indicates that this material and methodology is suitable for use in constructing the sports pitch.

2. Drainage system maintenance

The existing drainage ditch at the south-east edge of the field is newly constructed, just

one year ago. We know its operating regime. Maintenance will be restricted to regular (3 year interval) jetting of pipes and re-sand slitting the pitch area in accordance with sports pitch maintenance standards. This would be agreed between Portsmouth City Council and Havant Borough Council.

3. Dry pond & proximity to children playing

The pond area is likely to be mostly dry except in very heavy rain, when it would be wet for a short period of time. The side grading of the banks are designed to be shallow or gentle allowing easy and safe access and egress to the base. Similar SuDS features have been successfully designed and implemented nearby at the Berewood development in Waterloo, close to a play area. There are no requirements for protective fencing, and children are actually encouraged to play naturally in this environment, with some play equipment installed in the ponds or swales. This is our intention here at Hobby Close Field.

4. Levels of bank at base of playing field

The bank at the base of the sports playing field is designed to fall at a gradient of 1 in 6, which is fairly gentle. Most people will be able to walk up the bank without problems to access the sports pitch from the SW end. Level access is available from adjacent informal footpaths around the playing field at the north end. We believe that anyone with mobility issues would be likely to use these footpaths to access the north end of the sports pitch, without undue duress. Due to the gradient of the existing field, to make the south bank any shallower would extend the fill in the sports pitch area into the skate park and play area on the lower terrace, which would be counter-productive. We will monitor the scheme over the first year to review if further paths are needed to provide access.

5. Impact of land raising and drainage improvements on surrounding woodland

Our arboriculturist believes there would likely be negligible impact on the surrounding woodland over the long term. The trees and vegetation are generally well-established yet not overly mature in age. They are in a healthy condition that should be able to adapt well to changes that may in fact be negligible, and at the very least would require surveys every year of soil water to measure. The existing field already falls to the southwest directing surface water in that direction. We are not proposing to change this direction of crossfall, just to manage the water flow more effectively in a suitable naturalised manner via the SuDS system designed.

6. Conflict with public sewer

Our records do not show any public sewer crossing the field, but only in the roads adjacent. We will not be asking Southern Water to adopt any of the SuDS features on the field. These will be maintained by PCC & HBC.

I hope this now addresses all of the points raised. Let me know if there are any further questions.

Yours sincerely,



Vincent Mount

PCC Team Leader Landscape Architects & Project Manager

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