



TOWN PLANNING &
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Mr David Eaves Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road Havant
PO9 2AX

Our ref – SRL.027.15a

1 February 2016

NB – being sent by email only

Dear Mr Eaves

**SUBJECT – PLANNING APPLICATION APP/15/01414: CONSTRUCTION OF A
PAIR OF SEMI-DETACHED HOUSES AT PARK LODGE HOOKS LANE
BEDHAMPTON PO9 3DT**

I am instructed by the Management Committee of Havant RFC to lodge serious concerns about the above proposal.

Whilst recognising the need for new housing in the Borough to meet Policy CS9 of the Development Plan, the proposals are considered to represent an inappropriate overdevelopment of the site, divergent from the spatial character of Park Lodge and other nearby housing.

The site adjoins Hooks Lane Recreation Ground and in particular is immediately adjacent to the 1st XV rugby pitch and HRFC Clubhouse.

No Noise assessment has been submitted with the application. Whilst the 1st XV pitch is not in use constantly, during home matches, enthusiastic support from the crowd does have a certain noise impact, as does a loudspeaker, when scores are announced during the match. Occasionally, through its licence, the Club holds functions with music being played.

The Club does its best to be a good neighbour, but placing new housing close to an existing source of activity seems contrary to DM18 of the Local Plan. The Club believes the council should think very carefully about approving new homes and

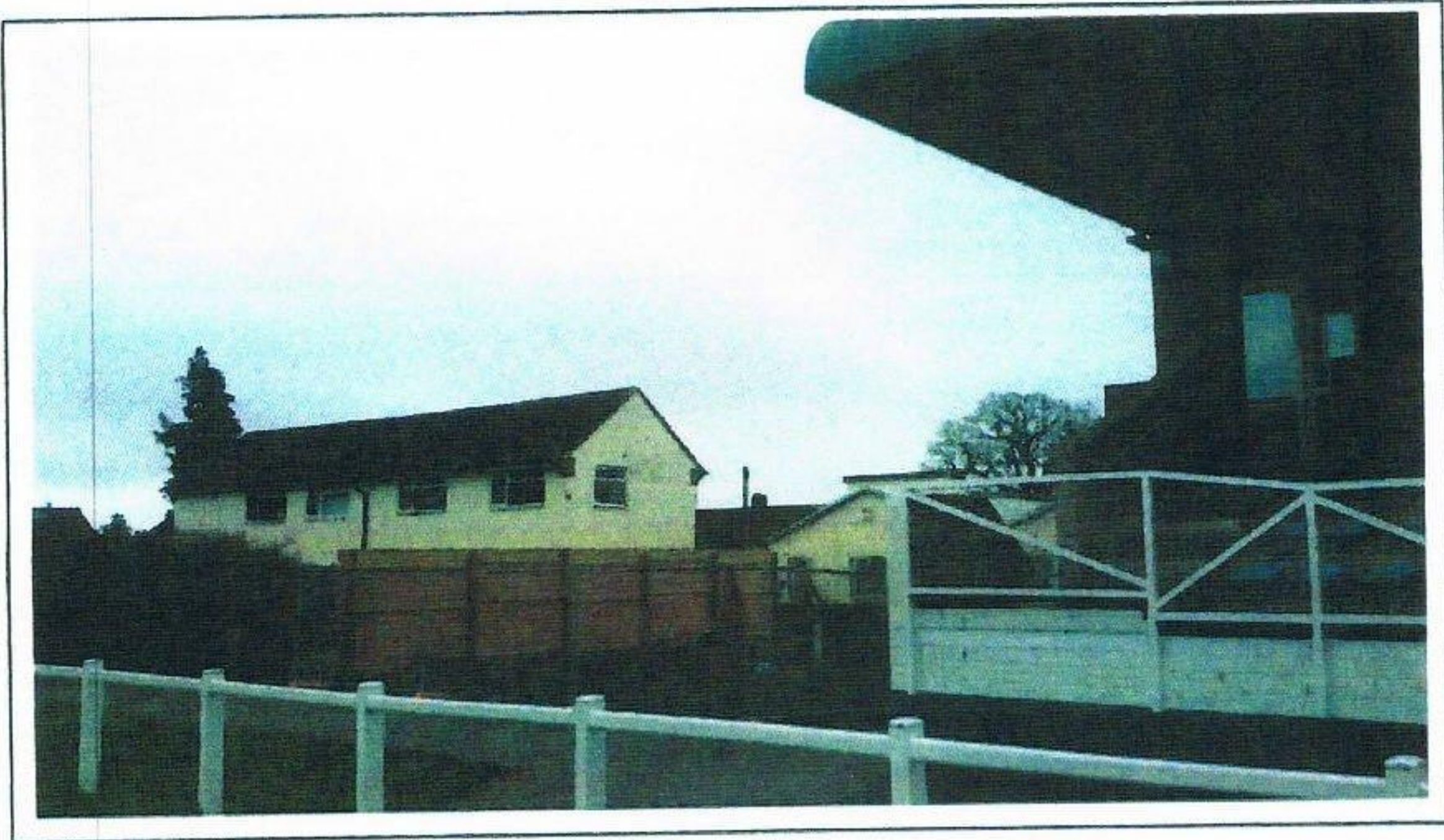


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residential gardens in such a noise environment, when those moving in might expect to enjoy relative peace and quiet in their own private gardens and habitable rooms.

The picture below shows the proximity of the clubhouse to the application site.



The Club has real concerns that new residents will complain about noise, which could then constrain the club's activities and legitimate sporting endeavours, which brings great pleasure and entertainment to the Club's membership and visiting sides and their supporters.

More specifically, the following factors related to the submitted design solution are symptomatic of an overdevelopment of the site, contrary to Policy CS16, which requires high quality design in the Borough:-

- (a) Whilst overgrown for many years, the site could usefully from the garden for Park Lodge itself, where it is likely that the council could authorise use of that building as two dwellings under an application for a certificate of lawfulness under reference APP/15/01390. Two dwellings will need two gardens;
- (b) The applicant has orientated the front of the dwellings to the north, which is the reverse of Park Lodge. New residents would therefore be obliquely overlooking Park Lodge's back garden;
- (c) No car parking has been or is capable of being provided for these houses not meeting the requirements of Policy DM13, which is not a sustainable development proposition under Policy AL1, and would lead to a situation where new residents would be parking their cars where they could not see them from their house, contrary to good urban design practice (see paragraph 5.21/2nd bullet point, of the Borough Design Guide) and CS8 of the Local Plan. It is noted from the council's webpages that the Borough Engineer has concerns about the lack of car parking; and,

- (d) The back gardens shown are tiny (certainly not 10m, as advocated by paragraph 5.13 of the Borough Design Guide) and whilst they might be private, their enclosure by 1.8m high fencing the taller clubhouse building to the west, the mass of the houses themselves the 2 storey gable end of Park Lodge itself and the council 'galley' building to the south, would seem very oppressive and shaded to people stood in those back gardens. Orientating the houses the other way around would not seem to help either, because they would face the rather utilitarian 'galley' building and the back gardens could then be badly overlooked by those on the club's stand (see photographs below).



On a technical point, the red line of the application site seems to have been incorrectly drawn on proposed block/location plans on the council website, as it includes a footway between the south of the site and the council 'galley' building, shown in the photographs below.



This is believed to be in the freehold ownership of the council and certainly in regular use by club members. The completed Certificate 'A' on the application form is therefore called into question. This should at least be corrected.

The streetview provided is also mis-leading. It shows a 4.0m gap between the flank of the nearest house and the HRFC Clubhouse. Starting at 3.0m, it is nearer 3.5m by the northern elevation of the houses and then tapers to about 4m at the southern end of the dividing alleyway, see in the photograph on the next page.



Lastly, by removing the thick hedge and trees which once formed the northern site boundary, rugby balls kicked out of the pitch would more frequently land on the site, possibly endangering young children who may be playing there. The Club does not wish to be held responsible for such an occurrence.

Yours sincerely

[Redacted signature]

Steve Lawrence

Director, ACHIEVE –

Town Planning and Urban Design Ltd

Alan Newton

Honorary Secretary HRFC