



TOWN PLANNING &
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Our Ref: SRL.015.16

3 April 2016

Dear Sir/Madam

**SUBJECT – HRFC CLUBHOUSE FRASER ROAD BEDHAMPTON
PO9 3EJ: PLANNING PERMISSION APP/15/00832 - LETTER OF
CLARIFICATION TO SUPPORT APPLICATION FOR APPROVAL OF
DETAILS REQUIRED UNDER CONDITIONS 03 AND 04 TO THE DECISION
REFERENCE**

I write on behalf of the Management Committee of Havant Rugby Football Club, as its retained planning consultant.

Condition 03

A specialist contractor is yet to be appointed by the Club to carry out these resurfacing works. Three documents support the application which set out the English RFU's approach to the creation of such surfaces. One document contains a typical cross-section through the new artificial surface and the materials are all detailed in the documents.

The general intention will be to lay the new surface directly on top of the existing tarmac surface of the ball/tennis court immediately west of the Clubhouse.

At this stage it is not intended to alter the existing means of enclosure around the ball/tennis court.



RTPI

Chartered Town Planner

Condition 04

At the time of the planning application and indeed shown on the approved plans, it was thought that the new doors to the day nursery in the ground floor of the west elevation of the Clubhouse would need to open outwards. A concrete platform was therefore shown, projecting out over the existing tarmac footpath (confirmed under a FOI request to the council not to be a public right of way – see attached).

Enquiries with Colin Adams in Building Control at the council around 16.11.15 confirmed that provided that no more than 60 persons were occupying the nursery at any one time, such doors need not open outwards, but could be allowed to open inwards under an application for Building Regulations Approval.

This is an important point, because it means that the footway need not be 'diverted' but can instead stay on its existing alignment.

As such, that part of the condition setting out – "*together with a specification for the construction of all diverted footpaths*", no longer has meaning/effect, because it will now not be necessary to divert the footway running parallel with the west flank of the Clubhouse.

The means of enclosure to be provided to the land between the ball/tennis court and the clubhouse is set out on the diagram supporting this application and also specified in the 'Jacksons' brochures enclosed.

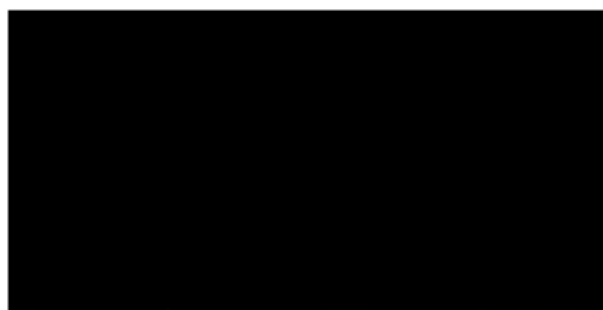
The gates indicated will only be closed when the day nursery is using the space between the Clubhouse and the ball/tennis court.

When closed, other equally convenient routes between the public footpath to the north of the clubhouse and Fraser Road will continue to be available.

A cheque for £97 will be raised and brought to the council offices separately to enable validation of this application.

Should the case officer, any elected Member or member of the public have any queries, my contact details are set out at the top of this letter.

Yours faithfully



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Director, ACHIEVE – Town Planning and Urban Design Ltd