

Ward: Whitefield + Unsworth - Pilkington Park

Item 2

Applicant: The College of Rugby

Location: Sedgley Park Rugby Union Football Club, Philips Park Road West, Whitefield, Manchester, M45 7DZ

Proposal: Temporary installation of five cabins to create 3 no. classrooms, W/C and kitchen facilities for The College of Rugby

Application Ref: 70583/Full

Target Date: 19/06/2024

Recommendation: Approve with Conditions

Description

The site is an established sporting facility as a rugby club that is spread over two sites, with the main clubhouse and two main pitches being located on Park Road and 4 playing pitches being located on land on the south side of Philips Park Road West.

The application site is on the land off Philips Park Road West, opposite detached bungalows - nos. 36 - 46 Philips Park Road West (even) which borders the M60 Motorway. It is accessed from two points on either side of the Rugby Pitches on Philips Park Road West. A pedestrian access is present in the north-east corner of the application site, with a vehicular access and track is located within the north-east corner of the site. This access, track and informal parking area is used by the Rugby Club.

The applicant, the College of Rugby, is a Further Education ("FE") College based at the working Rugby Union Club. It hires space from the Rugby Club to provide their education rugby training and coaching course and due to the Rugby Club creating an income from renting the building out during the week, the College of Rugby has found itself without any internal space to carry out their teaching function.

The development proposed seeks to place 5 portacabins at the southern end of the access track/ application site to provide three classrooms, a kitchen area and a W/C for a temporary 5 year period. Each of the three classroom portacabins would measure approximately 6m x 5m and have a height of 2.8m. The kitchen and W/C cabins would measure approximately 4.2m x 1.2m x 2.8m. The cabins propose to be sat on levelling pads on the existing compacted hardcore present in the site, therefore the buildings would have no foundations.

Relevant Planning History

Application Site Fields

46164 - All weather sports pitch with associated floodlighting and amendments to track - Approved with Conditions, 28/06/2006

43931 - Construction of single lane access track - Retrospective application. Approved with Conditions, 09/03/2005

43307 - Installation of floodlight system on existing rugby pitch at Philips Park Road West - Approved with Conditions, 13/10/2004

41900 - Erection of 4 floodlights to existing rugby pitch - Refused, 02/03/2004

34553 - Infilling of land to form sports field - Approved with Conditions, 15/02/2000

Site containing Rugby Club, Park Road

30527 - Installation of Mast & associated Antennae equipment - Approved with Conditions, 19/01/1995

30927 - Installation of 24 metre high lattice tower and associated Antennae equipment - Approved with Conditions, 22/06/1995

32122 - Prior Approval Determination: Erection of 8 no. Antennas and 1 no. Equipment Cabins - Prior Approval Not Required, 05/06/1996

31992 - Levelling of land and creation of sports pitches and erection of 3.6m

41504 - Car Park - Approved with Conditions, 17/12/2003

41900 - Erection of 4 floodlights to existing Rugby pitch - Refused, 02/03/2004

43930 - Erection of single storey cabin for storage and sale of programmes - Refused, 08/03/2005

65629 - New balcony to front - Approve with Conditions 21/08/2020

59593 - Erection of a temporary stand containing 448 seats for a period from 5 February 2016 to 19 September 2016 - Withdrawn by Applicant, 04/04/2016

Publicity

Two Site Notices were initially erected on Philips Park Road, one on the access gates to the application site, and one on the pavement opposite the site on a lamppost. Representations pointed out that the initial application contained the incorrect address and therefore the address of the application was changed and thus the application was re-advertised on the 29 April 2024.

13 nearby neighbouring properties have been consulted. 7 letters of objection have been received who raise the following concerns:

- Notified Officers that the address submitted for the application site was incorrect.
- Existing inconsiderate parking on Philips Park Road West by users of the Rugby Pitches and Spectators prevents neighbours safely entering and leaving their properties in a safe manner.
- Restriction on width of road due to cars parking on Philips Park Road West.
- Request that parking provision is provided on the site.
- Suggest removing the grass verge along Philips Park Road west.
- Assert there is restrictive covenants on the land prohibiting building on it.

Christian Wakeford MP has written in confirming support for the proposal stating:

"Having visited the club and The College of Rugby to see their activities in my constituency – I know how important the service they provide is. Firstly to facilitate alternative provision in the borough of Bury but more significantly to offer a sport, an outdoor activity, an opportunity to provide life skills and even the potential of a career in Rugby to young people in our community.

I feel that the installation of the portacabins will enhance the activity already being carried

out on the fields, by creating a warm & dry provision for when the inevitable British weather strikes but by also reducing on road parking for staff & visitors."

Those who have made representations will be informed of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - Verbally raised concerns over the restricted visibility at the vehicular access of the site. Any written recommendation will thus be reported in the Supplementary Report.

Borough Engineer - Drainage Section - No comments or observations received.

United Utilities (Water and waste) - No objections.

Environmental Health - Contaminated Land - No objections.

Waste Management - No comments or observations received.

Greater Manchester Ecology Unit - No objections, subject to the planting of 4 native trees being planted on the site to secure a net gain to biodiversity.

The Coal Authority - No objections.

GMCA - Minerals and Waste - No objections due to the proposal being temporary in nature.

Sports England - No objections, subject to conditions requiring conditions to ensure the existing playing pitches are not compromised and remain in full use during construction/ siting of the proposed containers, and requiring them only to be used by the College of Rugby (the applicant).

Pre-start Conditions - Applicant/Agent has not agreed with pre-start conditions

Development Plan and Policies

OL1/2	New Buildings in the Green Belt
OL1/5	Mineral Extraction and Other Development in the Green Belt
EN1/2	Townscape and Built Design
HT2/4	Car Parking and New Development
EN8/2	Woodland and Tree Planting
OL1/2	New Buildings in the Green Belt
RT1/1	Protection of Recreation Provision in the Urban Area
JP-C2	Digital Connectivity
JP-C8	Transport Requirements of New Development
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G9	The Green Belt
JP-S2	Carbon and Energy
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material

planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

The main issues for consideration in this case are:

- Whether the principle of the proposed land uses is acceptable on site
- The provision of Sports Facilities and Education facilities in this location
- The impact on the Playing Field
- The sites Location in the Green Belt and whether the proposal meets the exceptions test for development in the Green Belt
- Whether harm would be caused to the sense of openness and permanence of the Green Belt
- Whether harm would be caused to trees on site
- Whether harm would be caused to ecology and protected species on site
- Highway matters, including whether the proposed car parking provision is acceptable on highway safety grounds.
- Whether the ground on which the development would be sited would be safe

Whether the principle of the proposed land uses is acceptable on site

The provision of Sports Facilities and Education facilities in this location

The NPPF encourages promoting healthy and safe communities through the delivery of community facilities such as sports venues and other local services to enhance the sustainability of communities and residential environments.

UDP Policy RT1/1: Protection of Recreation Provision in the urban area, seeks to protect existing outdoor public or private recreation spaces, including amongst other things, playing fields. Exceptions to this, amongst other things, includes that development may be permitted where sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site. Whilst this site lies within the Green Belt, it is located adjacent to the urban area and forms part of the recreation space associated with Sedgley Park Rugby Club. The siting of the proposed classrooms and associated welfare cabins are located at the opposite end of the playing fields to the residential properties along Philips Park Road West and therefore the proposed facilities would cause no harm to the amenities of the occupants of properties bordering the playing fields/ Rugby pitches.

The Proposal and its impact on the Playing Field

The proposal affects land which is part of the home of Sedgley RUFC and is used as their training facility. The site consists of 2 adult and two junior rugby union pitches and is to the southwest of their home ground stadium across Philips Park Road. The area of affected playing field measures 3.16ha.

The proposal intends to temporarily locate 5 cabins to create 3 classroom facilities for The College of Rugby. These are shown to be located to the far southwest of the playing field land and in an area which has no pitches or supporting facilities. The site will use the existing access and have 8 car parking spaces, although the latter are shown on the existing layout – Drawing No.0079-MASTA-A-0201 Rev A. The submitted information states that their purpose is to create a space to provide development for local children through education, sports and life skills. As such Sport England consider this as an educational

facility.

The proposed development affects only land incapable of forming part of a playing pitch. In addition, the Rugby Pitches at the site are contained by a timber railing which clearly separates them from the existing access track and the area where the proposed cabins seek to be sited.

To conclude, none of the existing pitches, shown numbered 1-4 on the submitted Drawing are impacted by the proposal and thus the proposal is therefore acceptable in this regard and is in compliance with UDP Policy RT1/1.

Sport England have suggested conditions requiring no development should commence until details of a conditions requiring details of any constructors compound and its subsequent removal be submitted and approved in writing by the Local Planning Authority; securing the continuity of the existing sports use of the playing fields (rugby pitches) and ensuring the use of the cabins are only for the purposes pertaining to the operations of the College of Rugby. The recommended conditions, albeit slightly amended to make them specific to the College of Rugby/ the applicant, are thus duly recommended.

The sites Location in the Green Belt and whether the proposal meets the exceptions test for development in the Green Belt

The application site is located on land designated as Green Belt. Paragraph 154 of the Framework specifies what buildings are acceptable in the Green Belt, which includes, amongst other things, the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. The proposal seeks to provide facilities to support outdoor sport and is therefore considered to be an exception within the Green Belt.

Whether harm would be caused to the sense of openness and permanence of the Green Belt

The application site is bordered by trees to the south along its boundary with the M60 motorway and by trees and hedgerows to all other boundaries of the site. It is therefore wholly contained. Due to this, the limited height of the proposed containers, and the temporary nature of the buildings, the proposal would not cause harm to the openness and permanence of the Green Belt.

Taking account of all of the above, the principle of the proposed development is acceptable in this Green Belt location.

Whether harm would be caused to trees on site

The application site sits between extensive woodland and is bordered by trees.

The proposed containers would not be sited close to trees and therefore would cause no harm to the root protection areas of any of the trees that border the playing fields.

Whether harm would be caused to ecology and protected species on site

The application site is a green field site bordered by Woodland which lies between woodland areas. The woodland to the north of the site is ancient semi-natural woodland and is considered to be a Priority Habitat.

GMEU has reviewed the application and considered that some correction of the Biodiversity Baseline calculation was necessary to record the presence of the Priority Habitat/ ancient semi-natural woodland and to correctly specify the type of land on which the proposed

containers would be sited prior to determination of the application, in order to ensure that that the Council makes a decision on accurate information.

The development would be located on a very small area of bare ground/short ephemeral vegetation. Whilst badger and great crested newts are known to occur in the locality, given the development only covers 105 sqm Greater Manchester Ecology Unit (GMEU) consider that no further information or measures are required and the only ecological issue for this application is biodiversity net gain (BNG).

Paragraph 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment, minimising impacts on and providing net gains to biodiversity. PfE Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity seeks to provide a 10% net-gain to biodiversity which is the same as the mandatory requirement.

A biodiversity net gain (BNG) calculation therefore supports this application and the planting of 4 x native Hazel trees is proposed, as shown on Drawing No. 0079-MASTA-DR-A-0204 - Native Tree Locations which would be located between the existing access track and the trees on the western boundary of the playing fields.

At the request of Officers, the baseline and BNG calculations have been amended to ensure it/ they correctly classify the land in question and records the presence of the Priority Habitat (Ancient Semi-Natural Woodland) within 500 metres of the application site, and therefore can be relied on for the purposes of making a decision.

The correction of the biodiversity baseline calculation and the subsequent BNG re-calculation demonstrates that the planting of 4 native Hazel trees would result in an approximately 18% net gain to biodiversity. On this basis Officers are satisfied that given the scale of the development and the land available for tree planting that this is adequate to be confident that the statutory biodiversity net-gain requirement can be met/discharged and accordingly the proposal accords with the requirements of PfE Policy Jo-G8: A Net Enhancement of Biodiversity and Geodiversity.

Highway matters, including whether the proposed car parking provision is acceptable on highway safety grounds.

This proposal seeks to utilise the same vehicular access, track and informal parking area. From the representations received, the main areas of concern appear to be caused by parking taking place opposite the properties that border the application site and thus block driveways and cause a narrowing of Philips Park Road West which prevents two-way traffic along this length of Philips Park Road West.

The Highways section has raised some concern regarding the visibility from the site access which is constrained due to neighbouring tree canopies and the Rugby Club's own roadside hedge impede visibility. The applicant has confirmed that the hedge bordering Philips Park Road West would be trimmed to aid with visibility, however, due to the woodland to the west of the vehicular access not being within the ownership of the Rugby Club, legally the applicant cannot trim them.

In assessing the proposals impact on highway safety, it is important to look at what the site is already authorised for. It is clear from the Planning History section of this report, that the access track and site entrance has had the benefit of planning permission since March 2005 by virtue of planning applications 43931 and 46164 and is used for the activities run by the Rugby Club on this land, without any restrictions and can continue to be used at the times and frequencies it chooses. This is a strong fall-back position and is therefore a material planning consideration in the assessment of this proposal which carries significant weight in

a decision.

This application seeks to install 5 cabins on the land which would be in use during school time hours - 08:00 - 16:00 hours, Monday to Friday, during term times only, which is during the quietest time of the day in this location. Given the authorised use of the site and the fall back position of the site access and access track being able to be used at any time of the day by the Rugby Club users, and the College of Rugby would only occupy a small area of the site, there is no strong reason to resist this proposal. In addition, to ensure that no more than the College of Rugby staff and pupils utilise the classrooms and associated facilities, the applicant has agreed a personal condition can be imposed on any subsequent planning approval. Such a condition is therefore recommended.

Whether the ground on which the development would be sited would be safe

Part of the playing fields/ rugby pitches on the south side of Phillips Park Road West falls within the defined Development High Risk Area for Coal Mining legacies.

The Coal Authority records indicate that within that part of the application site and surrounding area there maybe coal mining features and hazards which should be considered as part of development proposals. When considering this particular proposal; on the basis that the area where the development will be falls outside the defined Development High Risk Area, the Coal Authority do not consider that a Coal Mining Risk Assessment is necessary for this proposal and consequently do not object to this proposal.

The Council's Environment Section has reviewed the application and has no comments to make regarding contaminated land given the classroom, kitchen and W/C containers are pre-built structures that would be sited upon pads, therefore no ground beneath the containers would not be broken.

Considering the above, the ground that the development would be sited is considered to be safe and thus is acceptable for the development proposed, which seeks to install the proposed portacabins on pads, therefore above-ground level.

Carbon, Energy and Sustainability matters

Policy JP-S2: Carbon & Energy sets out the steps required to achieve net zero carbon emissions.

These proposals seek to utilise existing and second hand steel container classrooms, kitchen and W/C containers, and therefore, the proposals would therefore have a negligible impact on carbon and energy production during any construction period and during its temporary operation stage.

Digital Connectivity

PfE Policy JP-C2: Digital Connectivity requires development to have full fibre to premises connections unless infeasible or unviable, with multiple-ducting. The policy supports the provision of free, secure, high-speed public wi-fi connections, particularly in the most frequented areas. The applicant has confirmed that the development will be provided with full connections in accordance with the requirements of PfE Policy JP-C2.

Due to the site proposals being for a temporary period of five years, its rural siting, it would be unrealistic, infeasible and would render this education establishment unviable, to provide full fibre connectivity to the development proposals. However, due to the College of Rugby being an education provider, wifi connectivity will be provided and thus the proposals would accord with the principles of PfE Policy JP-C2.

Conclusion

The development has been assessed as being acceptable development within the Green Belt which would not cause long term harm to the openness and permanence of the Green Belt.

The proposals have not had any unacceptable impacts upon visual amenity, general amenity or highway safety and would deliver education facilities for the benefit of students of the College of Rugby.

Given the above, the proposal would be compliant with the above stated UDP and PfE policies and the NPPF. Therefore, in accordance with the Section 38(6) of the Planning and Compulsory Purchase Act, and it is therefore recommended that the proposal merits temporary approval.

Response to representations not addressed in the report

Restrictive covenants

Whilst restrictive covenants may exist on the land restricting any buildings, the presence of a restrictive covenant is not a consideration material to the grant of planning permission.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. Permission is hereby granted for a limited period only, namely for a period expiring 5 years from the date of this decision notice, and the building, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued at the end of the said period and the land reinstated to its former condition unless a valid application is received by the Local Planning Authority for its retention.

Reason. In view of the temporary nature of the development and in order to retain control over its continued use having regard to the particular nature of the site and surroundings pursuant to the National Planning Policy Framework.

2. This decision relates to the following drawings numbers:

0079-MASTA-A-201 Rev. B: Block Plans - Existing and Proposed
0079-MASTA-DR-A-0800 Rev. B: Location Photos (including Proposed Site Plan);
0079-MASTA-DR-A-0301 Rev. A: Proposed Plans and Elevations; and,
0079-MASTA-DR-A-0204: Native Tree Planting, and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

3. No development shall commence until full details of:

(a) the works/contractors' compound (including any buildings, moveable structures, works, plant, machinery, access and provision for the storage of vehicles, equipment and/or materials); and

(b) a scheme for the removal of the works/contractors' compound and the restoration of the land on which it is situated are submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The works/contractors' compound shall not be provided and used on the site other than in accordance with the approved details and shall be removed and the land on which it is situated restored in accordance with the approved details before occupation of the development hereby approved.

Reason: To protect the playing field from damage, loss or availability of use and to accord with Policy RT1/1 of the Unitary Development Plan and the National Planning Policy Framework.

4. No development shall commence until a scheme to ensure either:

(a) the continuity of the existing sports use of the playing fields (rugby pitches) or

(b) the provision of replacement facilities [during construction works/other activities] has been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The scheme must set out details of the size, location, type and make-up of the facilities or replacement facilities (as appropriate) together with arrangements for access. The scheme must include a timetable for the provision of the facilities or replacement facilities (as appropriate). The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.

Reason: To protect [playing fields/sports facilities] from damage, loss or availability of use during the construction of the development and to accord with Policy RT1/1 of the Unitary Development Plan and the National Planning Policy Framework.

5. The use of the cabins shall be for purposes pertaining to the operations of The College of Rugby and for no other use.

Reason: To maintain the quality of and secure the safe use of the rugby education/sporting provision to accord with Policy RT1/1 of the Unitary Development Plan and the National Planning Policy Framework.

6. The use of the cabins hereby permitted shall not be used outside the following times: 08.00 to 16.00 on Mondays to Fridays during school terms times.

Reason. In the interests of highway safety, in accordance with Policy JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan.

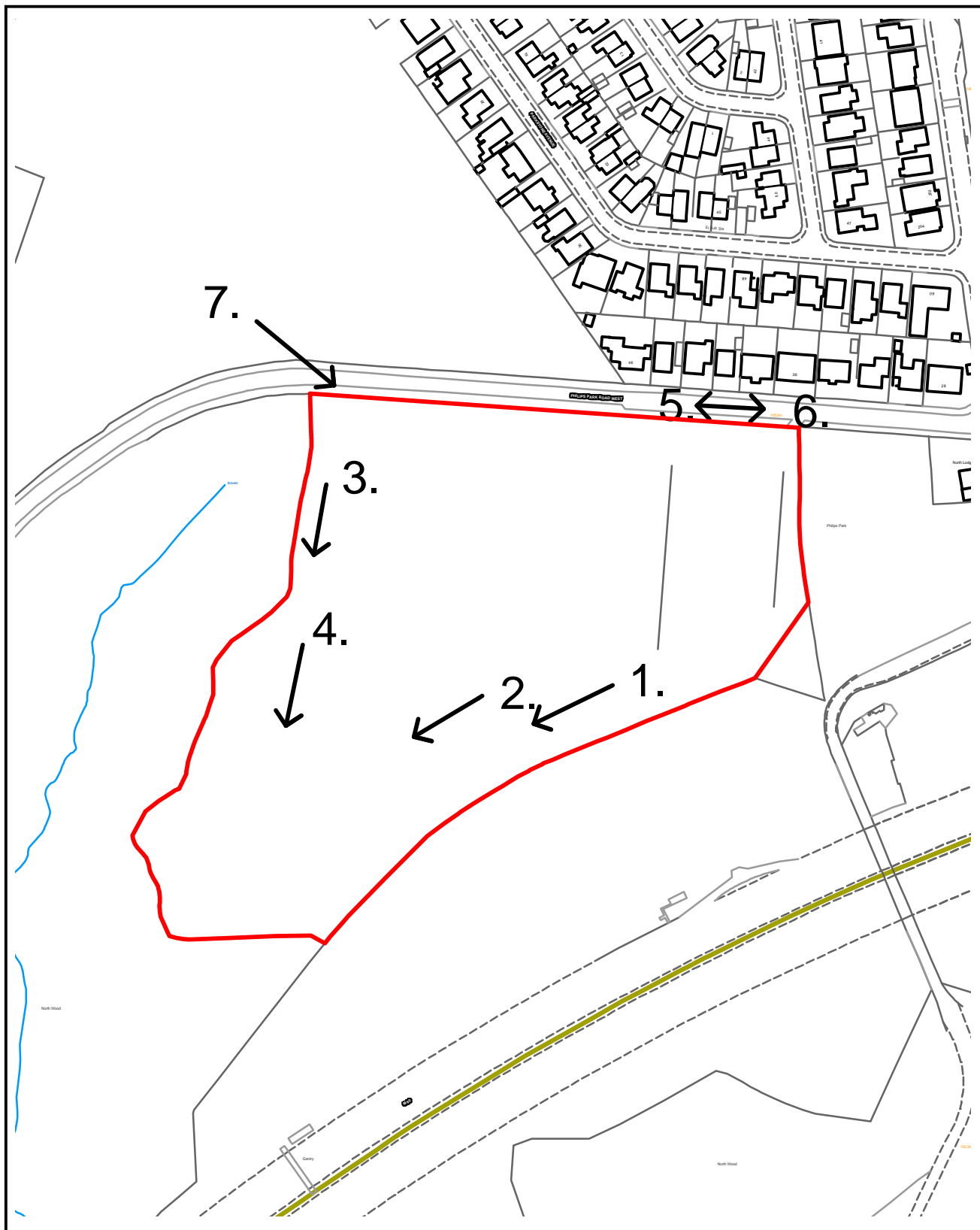
7. The 4 native Hazel trees, identified on Drawing no. 0079-MASTA-DR-A-0204 shall be planted within the first available tree planting period (November to March) following occupation of the steel containers being used as education classrooms hereby approved.

The trees shall be of a standard size (10-12 cm girth), root balled, stalked and tied and shall be kept weed free and watered as appropriate.

Reason: Ensuring the trees are helped to develop and in the interests of providing net-gains to biodiversity, in accordance with Policies JP-G7: Trees and Woodland, and Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity, of the Places for Everyone Joint Development Plan, Policies EN1/2 - Townscape and Built Design, and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan, and the National Planning Policy Framework.

For further information on the application please contact **Claire Booth** on **0161 253 5396**

70583 - Viewpoints



ADDRESS: Sedgley Park Rugby Union
Football Club, Philips Park Road
West, Whitefield, Manchester,
M45 7DZ

Planning, Environmental and Regulatory Services



Bury
Council

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Aerial Image: showing application site set between woodland



Photo 1:



70583

Photo 2:



Photo 3: Access Track



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Photo 4: View further along site access towards where the proposed containers would be sited:



Photo 5: Car Parking on Philips Park Road West along boundary of application site – the Rugby pitches were not in use at the time.



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Photo 6: Parking on Philips Park Road West facing towards Park Road:



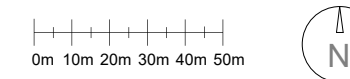
Photo 7: Vehicular access point



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KEY:

NOTES:

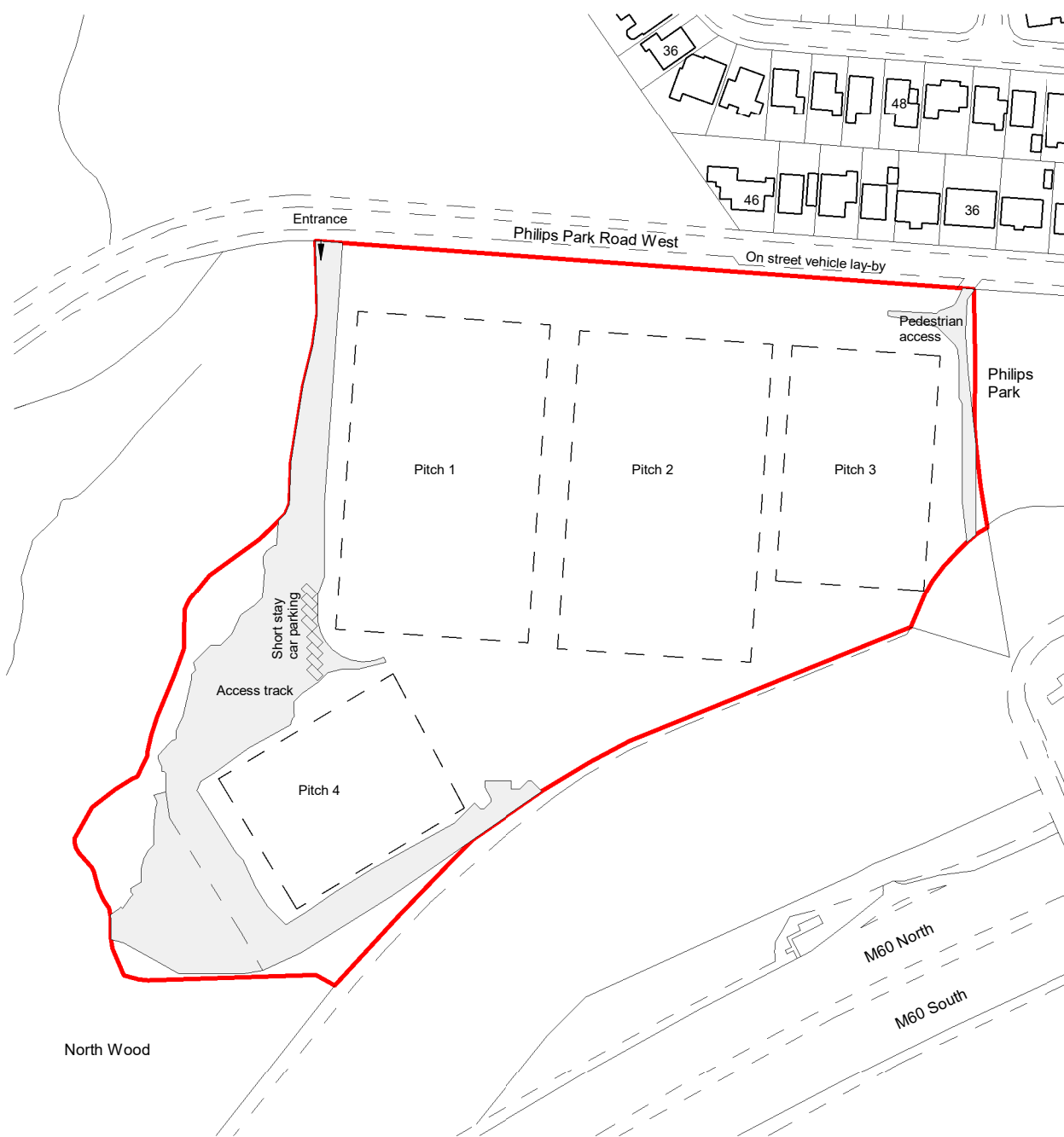
- Site tolerance required for all dimension and levels.

 Cabin Locations seeking approval

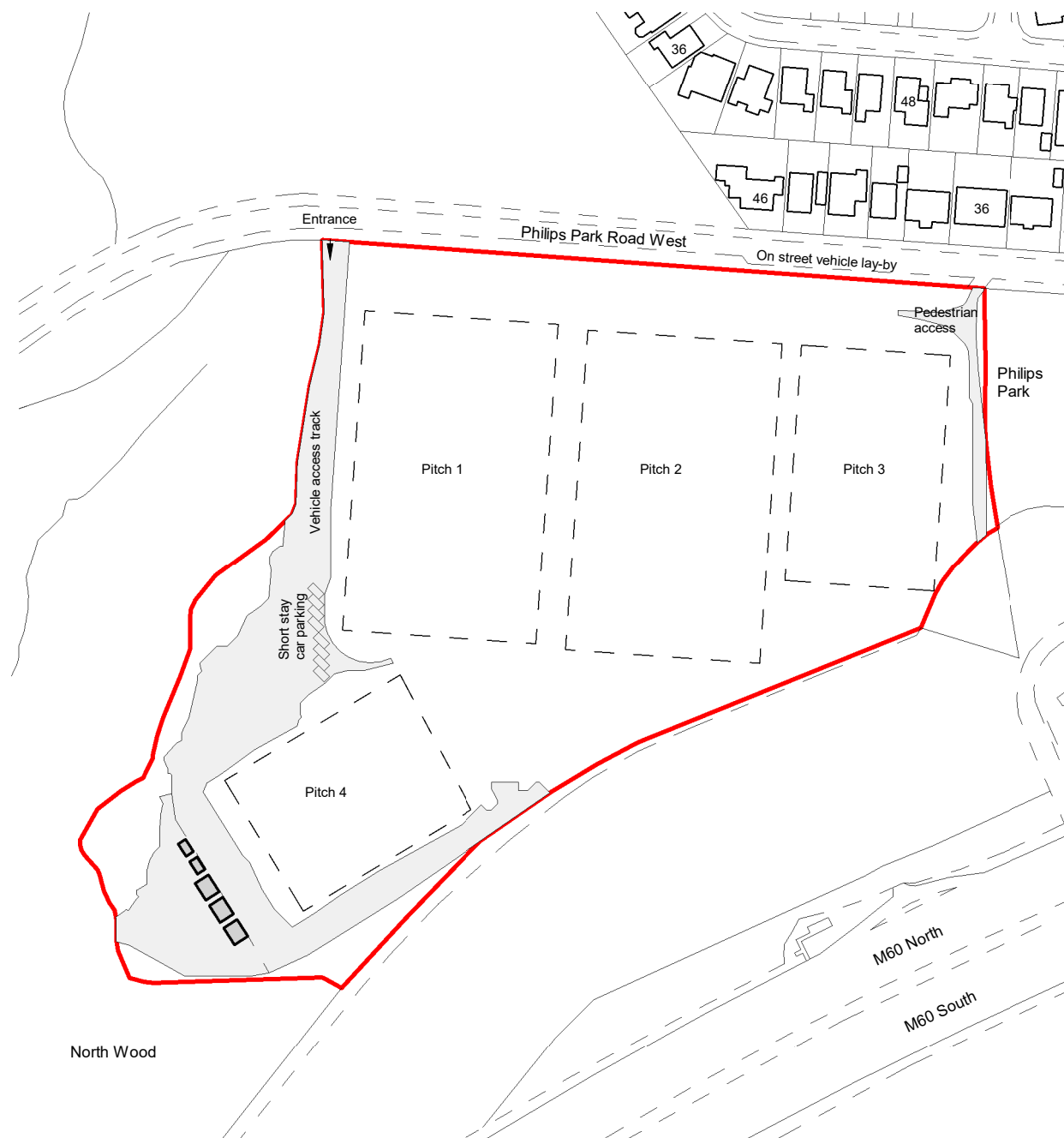
Rev	Description	Date	By
A	Scale updated. Additional information added	15.03.24	MP

Project
 Sedgley Rugby Club - Training Ground
 Title
 Block Plans - Existing and Proposed

Status	Project number	Date
Planning	0079	Feb 2024
Drawn by	Checked by	
MP	MP	
Scale	Revision	
1 : 2000@A3	A	
Drawing No.	0079-MASTA-A-0201	



OS Site Plan_Block Plan Existing
 1 : 2000



OS Site Plan_Block Plan Proposed
 1 : 2000



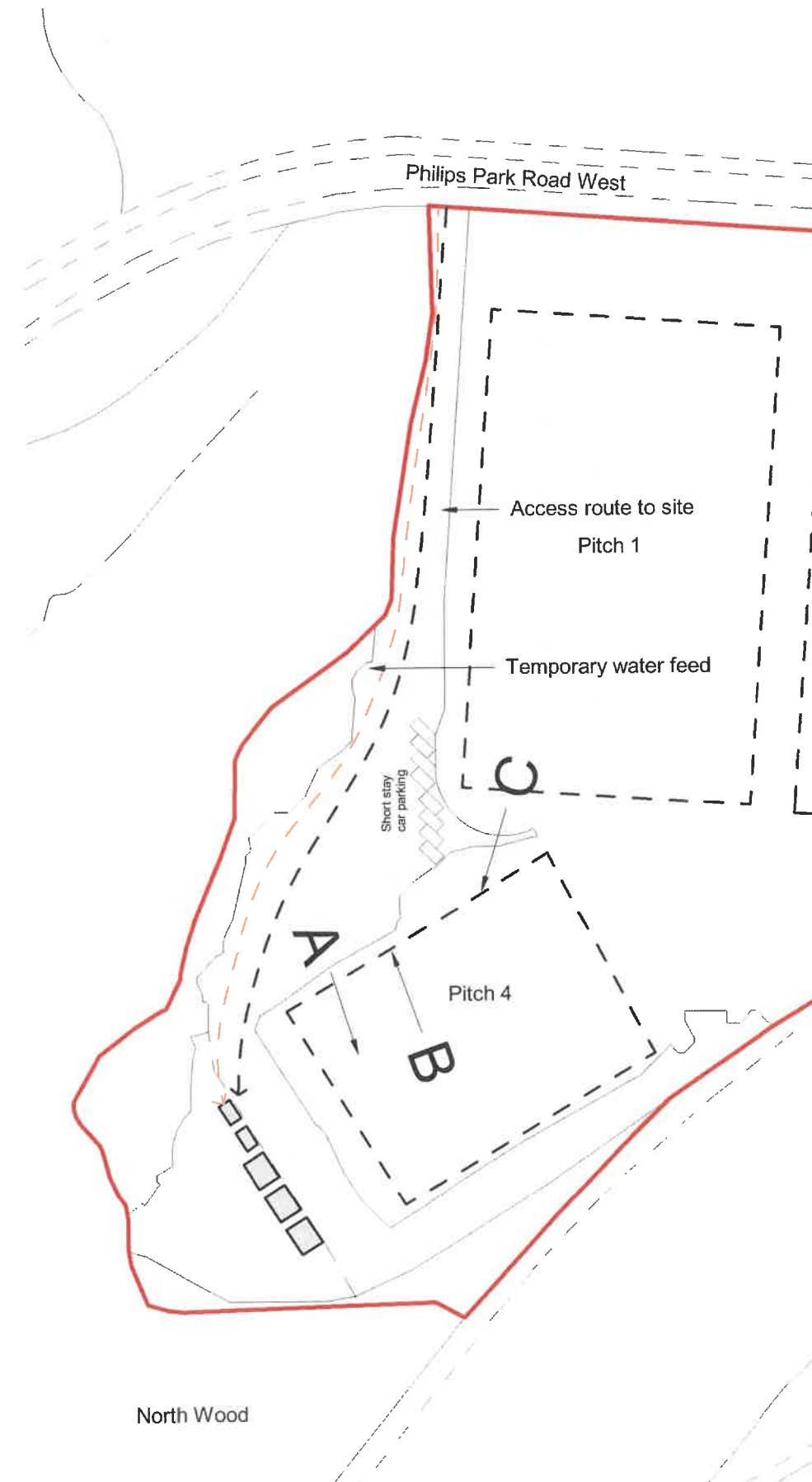
Photo A
16/02/2024



Photo B
16/02/2024



Photo C
16/02/2024



OS Site Plan_1-1250_Photos
1 : 1250

MAST ARCHITECTURE

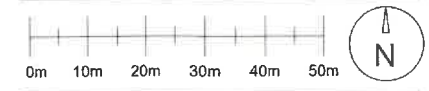
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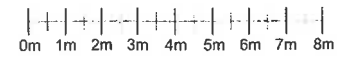
- KEY:
- Photo A: View from the pitches to the site
 - Photo B: Access to the site
 - Photo C: Drone view of the site
 - Cabin locations seeking approval

NOTES:

- Site tolerance required for all dimension and levels.

Rev	Description	Date	By
A	Additional information added	15.03.24	MP
B	Updated in line with planners comments	03.04.24	SP

Project	
Sedgley Rugby Club - Training Ground	
Title	
Location Photos	
Status	
Planning	
Project number	Date
0079	Feb 2024
Drawn by	Checked by
MP	MP
Scale	Revision
1 : 1250@A3	B
Drawing No.	
0079-MASTA-DR-A-0800	



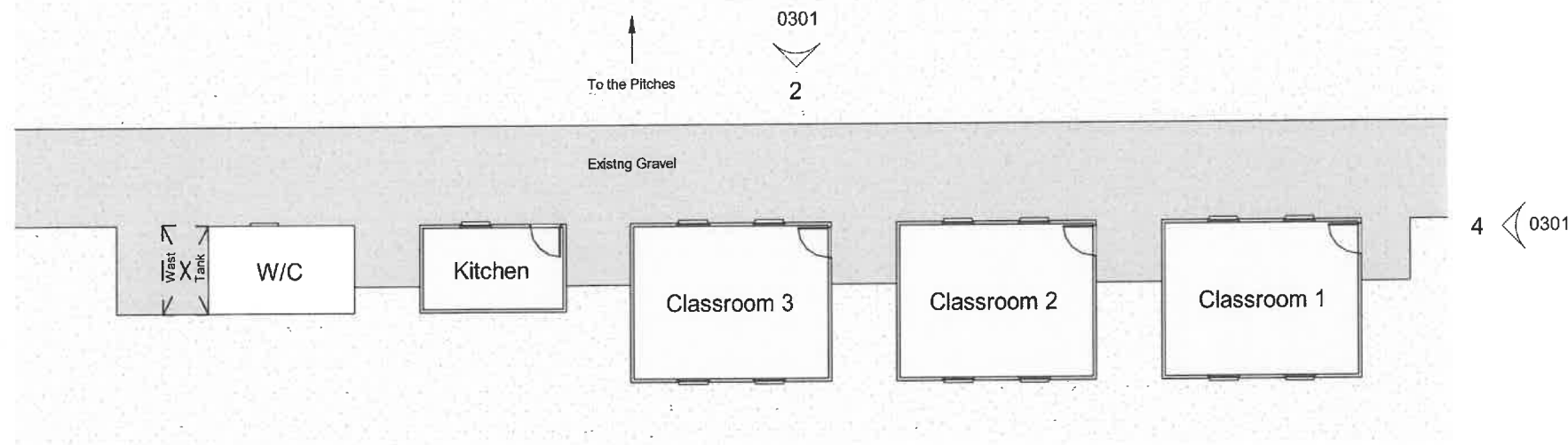
KEY:

NOTES:
 - Site tolerance required for all dimension and levels.

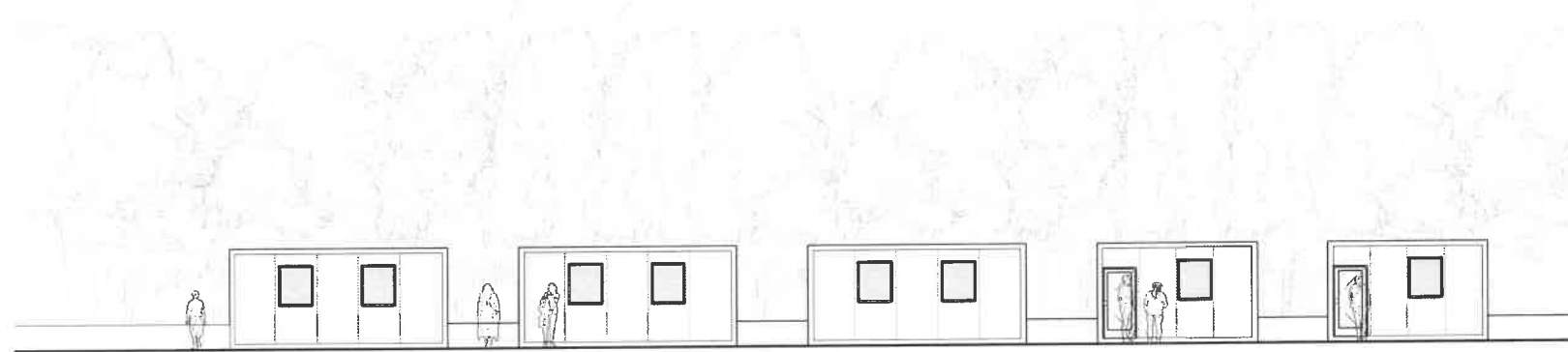
Rev	Description	Date	By
A	Additional information added	15.03.24	MP

Project	
Sedgley Rugby Club - Training Ground	
Title	
Proposed Plans and Elevations	
Status	
Planning	
Project number	Date
0079	Feb 2023
Drawn by	Checked by
SP	MP
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0079-MASTA-DR-A-0301	

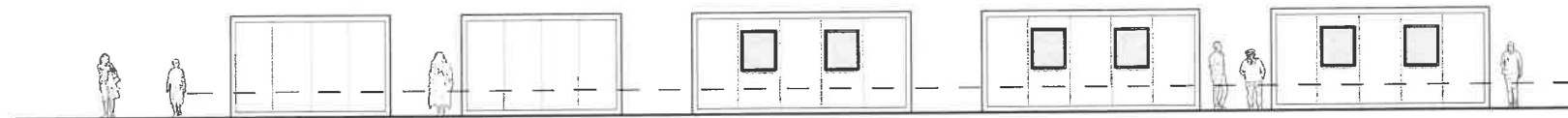
The proposed cabins will be situated on pavers placed on top of compacted hardcore. These pavers are removable, allowing the land to be restored to its original state after use.



1 | Level 0_Proposed
 1 : 200



2 | Proposed Front Elevation
 1 : 200



3 | Proposed Rear Elevation
 1 : 200



4 | Proposed Side 1 Elevation
 1 : 200

5 | Proposed Side 2 Elevation
 1 : 200

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Figured dimensions only to be taken from these designs and drawings. Work to annotated dimensions only. All dimensions to be checked on site. MAST Architecture to be informed immediately of any discrepancies before work proceeds. Drawings are to be read in conjunction with relevant specifications, Structural Engineers / Service Engineers and Interior Design drawings.

KEY:

NOTES:

- Site tolerance required for all dimension and levels.

Rev	Description	Date	By
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Project	
Sedgley Rugby Club - Training Ground	
Title	
Native Tree Locations X4	
Status	
Planning	
Project number	Date
0079	Aug 2024
Drawn by	Checked by
MP	MP
Scale	Revision
1 : 2000@A3	
Drawing No.	
0079-MASTA-DR-A-0204	

Proposed Tree Hazel Tree - Medium - DBH > 30 to ≤ 60cm

The UK native hazel tree (*Corylus avellana*) is a versatile and hardy tree, well-suited for hedgerows, coppices, and as a standalone tree in gardens or woodlands.

Technical Notes:

Spacing:

- Hedgerows: If planting hazel trees as a hedge, space them about 30-45 cm (12-18 inches) apart. This close spacing encourages dense growth, which is ideal for a hedge.
- Orchards or as standalone trees: If planting hazel trees in an orchard or as individual specimens, space them about 3-4 meters (10-13 feet) apart. This ensures they have ample space for their canopies to develop fully.

Planting:

- Site Selection: Choose a site with well-drained soil and full sun to partial shade. Hazel trees are adaptable but thrive best in fertile, moisture-retentive soils.
- Soil Preparation: Clear the area of weeds and grass. Dig a hole that is large enough to accommodate the root system of the tree without bending or crowding the roots.
- Planting Depth: Place the hazel tree in the hole at the same depth it was growing in the nursery. The root collar (where the roots meet the stem) should be level with the soil surface.
- Backfilling: Fill in the hole with the excavated soil, gently firming it around the roots to eliminate air pockets.
- Watering: Water the tree thoroughly after planting to help settle the soil around the roots.

Caring for Hazel Trees:

- Watering: Keep the soil moist but not waterlogged, especially during dry spells and the tree's first few years.
- Mulching: Apply a layer of mulch around the base of the tree to retain soil moisture, regulate temperature, and suppress weeds. Keep the mulch away from the trunk to prevent rot.
- Pruning: Prune hazel trees in late winter or early spring while they are still dormant. Remove any dead, diseased, or crossing branches to maintain a healthy structure. For coppicing, cut the trees down to ground level every 7-10 years to encourage new growth.
- Fertilising: Generally, hazel trees do not require regular fertilisation if planted in good soil. If growth appears slow or leaves are pale, a balanced fertilizer in early spring can be beneficial.
- Pest and Disease Management: Hazel trees are relatively pest-resistant, but keep an eye out for caterpillars, aphids, and scale insects. Also, watch for signs of disease such as cankers or powdery mildew and take appropriate action if needed.

Technical Specifications:

Botanical Specifications:

- Scientific Name: *Corylus avellana*
- Common Names: Hazel, European Hazel, Common Hazel
- Family: Betulaceae
- Type: Deciduous shrub or small tree

Physical Characteristics:

- Height and Spread: Typically grows to a height of 3-8 meters (10-26 feet) with a similar spread. In optimal conditions, it can occasionally reach up to 15 meters (50 feet).
- Growth Rate: Moderate to fast-growing, particularly when young.
- Lifespan: Can live up to 80 years or more under favorable conditions.

Leaves:

- Shape: Broadly ovate with a rounded base and pointed tip.
- Size: 6-12 cm (2.4-4.7 inches) long and 5-9 cm (2-3.5 inches) wide.
- Color: Green, turning yellow in autumn.

Flowers:

- Type: Monoecious (separate male and female flowers on the same plant).
- Male Flowers: Long, yellow catkins that appear in late winter to early spring before the leaves.
- Female Flowers: Small, red-tipped buds that are less conspicuous.

Fruit:

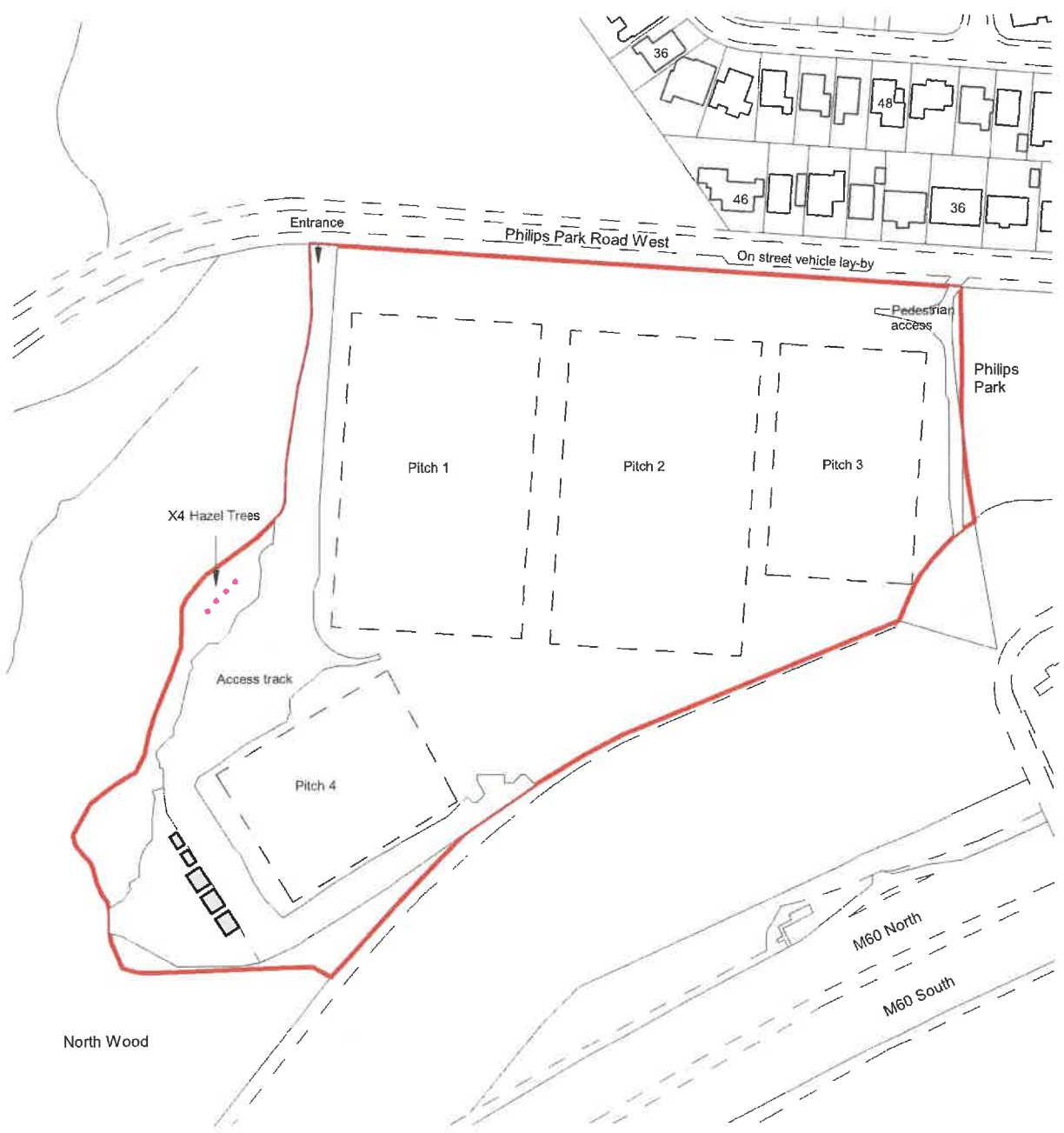
- Type: Nut (hazelnut or cobnut).
- Size: Approximately 1-2 cm (0.4-0.8 inches) in diameter.
- Ripening Time: Late summer to early autumn.
- Enclosure: Encased in a leafy husk, which partially opens when the nut is ripe.

Habitat and Growing Conditions:

- Soil: Prefers well-drained, fertile soils but is adaptable to various soil types including clay, loam, and sandy soils. Tolerates a pH range from acid to neutral.
- Light: Thrives in full sun to partial shade.
- Water: Requires moderate moisture levels; does not tolerate waterlogged conditions.
- Hardiness Zones: Suitable for USDA Zones 4-8. Hardy in most parts of the UK.

Ecological and Practical Uses

- Wildlife Value: Provides habitat and food for various wildlife, including birds, small mammals, and insects. The nuts are a valuable food source for animals.
- Coppicing: Frequently coppiced for its wood, which is used in hedging, fencing, and crafts.
- Cultural Significance: Historically important in folklore and traditional crafts. Hazel rods are used for making wattle, baskets, and hurdles.



Example Hazel Tree Image



Hazel tree locations in pink