

Mr Mount
Portsmouth City Council
Civic Offices
Guildhall Square
Portsmouth
PO1 2AL

For: Mr Hughes
Portsmouth City Council

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/20/00285

Site Address: Recreation Ground, Hobby Close, Wecock, Waterlooville

Proposal: Land raising of the recreation ground at Hobby Close Field using inert clean soil material to solve inherent drainage problems in ground and provision of sports field. Temporary construction routes from Eagle Avenue to the east and north of the site. These works would also allow for new play area and skate park to replace the existing ones on site (the play area and skate park works do not require planning permission).

Further to your application received on 07 April 2020, which was valid from 15 June 2020 Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
1650-LA-4200 EXISTING SITE PLAN
1650-LA-5300-D LANDSCAPE PROPOSAL LAYOUT
1650-LA-5050 A LANDSCAPE PROPOSAL CONTEXT PLAN
1650-LA-5000 REV A PROPOSED SITE ACCESS ROUTES
1650-LA-5401-A SECTION PLAN
1650-LA-4000 A SITE LOCATION PLAN
1650-LA-5401 PROPOSED LAND REPROFILING
CONSTRUCTION NOISE ASSESSMENT DATED 9TH JUNE 2020
PRELIMINARY ECOLOGICAL APPRAISAL DATED 12TH JUNE 2020
2018-14-006 REV A PROPOSED LAND FORM LAND DRAINAGE SYSTEM
LYTAG DRAINAGE DETAILS
DESIGN AND ACCESS STATEMENT ISSUE 2.0 DATED 10TH JUNE 2020
Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), A Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority.

The Materials Management Plan shall apply to all grades of soils imported to the development land for the purposes of land raising & landscaping, shall be capable of adequately demonstrating the general suitability of all soils placed for this purpose, and unless specifically excluded in writing by the Local Planning Authority, shall establish;

- a) a chemical sampling schedule and quantitative acceptance criteria appropriate to both controlled waters receptor & the hydrogeological context of the site,
- b) an appropriate volumetric sampling rate,
- c) procedures which either prevent material being placed prior to chemical quality results becoming available, or to accurately record batch placement locations to facilitate remedial works in the event of significantly adverse results, and
- d) the data & information that will be collected to demonstrate that soils transported & placed under the plan are in accordance with the requirements of this condition, and that remedial actions required in response to adverse sampling results are adequate.

Soils from any source may be the transported under the MMP, provided that the material is expected to be of suitable quality and a minimum of one representative sample is taken for each source location or supplier used.

Reason: To prevent placement soils containing concentrations of contaminants which pose a material risk to controlled waters (Source protection Zone 1, or Wallington North) or to human health (future users of the site, especially children); in line with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) 2014, and paragraphs 178-180 of the National Planning Policy Framework.

- 4 A Materials Management Plan (MMP) Verification Report shall be submitted to, and approved in writing by the Local Planning Authority prior to the bringing into use of any relevant part of the development hereby permitted.

Verification reporting may take a spatially-phased approach, but must demonstrate that imported soils placed within the boundary of the relevant part of the development land accord with the standards required by approved MMP (Condition 3).

Reason: To prevent placement soils containing concentrations of contaminants which pose a material risk to controlled waters (Source protection Zone 1, or Wallington North) or to human health (future users of the site, especially children); in line with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM17 of the Havant Borough Local Plan (Allocations) 2014, and paragraphs 178-180 of the National Planning Policy Framework”

- 5 Prior to the deposit of the manufactured aggregate, leachate sampling should be undertaken to demonstrate the suitability of the proposed material. This sampling must be undertaken on actual material that is to be deposited. Leachate sampling should be undertaken for a suitably broad suite of contaminants but must include Heavy metals and PAHs. The results of this sampling should be supplied in writing to the planning authority for approval. The development shall be carried out in accordance with the approved aggregate.

Reason: This site is located within the inner source protection zone for a strategically important public water supply abstraction. This condition is required to confirm that the proposed development does not pose a risk to this supply in line with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.

- 6 The drainage system shall be constructed in accordance with the Proposed Landform Land Drainage System ref: 2018-14-006 Rev A. Any changes to the approved documentation must be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Lead Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No above ground construction shall be carried out until details of the condition of the existing ditch taking surface water from the football pitch, and if necessary, improvement to it have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the playing field. The submitted details shall include:

- a Maintenance schedules for each drainage feature type and ownership
- b Details of protection measures.

The development shall be maintained in accordance with the approved details.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:
- (a) A programme of and phasing and of demolition (if any) and construction work including working and delivery hours;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works;
 - (d) Methods and phasing of construction works;
 - (e) Access and egress for plant and machinery;
 - (f) Protection of pedestrian routes during construction;
 - (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
 - (h) Routing and frequency for construction vehicles;
 - (g) Details of leachate sampling undertaken on the intended material for the site prior to its use on site

Demolition and construction work shall only take place in accordance with the approved method statement and details.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 Notwithstanding the submitted plans no above ground development shall be commenced until further details have been submitted to and approved in writing by the local planning authority in respect to the:

- proposed landscaping,
- finished gradients of the proposed slope and
- the attenuation pond

The submitted information should include cross sections drawings, information on the expected water levels and provide details of designer risk assessments.

The development shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced

within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 11 Development shall proceed in accordance with the ecological mitigation measures detailed within the Preliminary Ecological Appraisal (EcoSupport, June 2020) unless otherwise agreed in writing by the Local Planning Authority.

Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 12 The development shall be carried out strictly in accordance with the submitted ARBORICULTURAL METHOD STATEMENT - AUG 2020 ref 1118.bjh. Aug 20 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit,

- (5) You are hereby requested to ensure that no works or ancillary operations associated

Our Ref: APP/20/00285

with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 08.00 - 18.00 and Saturday: 08:00 - 13.00. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Simon Jenkins

Simon Jenkins
Director of Regeneration and Place

04 November 2020

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.**
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Our Ref: APP/20/00285

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571