

Recommendation: **GRANT PERMISSION**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM1	(Recreation and Open Space)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL8	(Local Green Spaces)
AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

The submitted arboricultural method statement and tree protection plan is comprehensive in terms of the temporary and permanent accesses into the site and I have no objection to this element. However, there is no information within the Arboricultural report and tree protection plan regarding how the land raising and proposed new drainage for the sports field may impact on the woodland surrounding it. Please could this be provided.

Need confirmation within the Arb report that no drainage or excavation etc will be taking place within the RPA of the trees if that is the case, and also some sort of protective fencing around the site to ensure there is no incursion into the boundary woodland during the course of the works.

Officer Note - Arb report amended as requested has been submitted, and the Arb officer has advised that no objection subject to 'the work should be carried out in line with this report and tree protection plan. '

Councillor David Jenner

No comments received

Councillor E Shimbart - Hart Plain

No comments received

Councillor P Bains - Hart Plain Ward

No comments received

Countryside Access Team

No comments received

County Archaeologist

Thank you for your consultation. There are no archaeological sites currently recorded at this location. More over large scale archaeological survey to the west ahead of residential development found no archaeological sites. Although it is not possible to say with confidence that a site of this size is without archaeological content there is no pressing argument to suggest that it has a high archaeological potential. Therefore I would not raise any archaeological issues.

County Ecologist

The application is accompanied by a Preliminary Ecological Appraisal (EcoSupport, June 2020). The site comprises primarily areas of amenity grassland and hardstanding of limited ecological value. The proposed temporary access route will pass through an area of woodland to the north, requiring the removal of some trees and understorey scrub.

In terms of ecological impacts, these are chiefly limited to the access route through the woodland. A single immature oak tree has been subject to detailed inspection and there is a limited residual potential for roosting bats. Supervised felling will occur and this is acceptable. Measures are proposed to avoid and mitigate potential ecological impacts, including the timing and/or supervised removal of vegetation, the supervised strimming of potential reptile habitat and the covering of excavations. Given the relatively limited potential for impacts these measures are acceptable.

If you are minded to grant permission I would be happy to suggest that ecological mitigation, compensation and enhancement measures are secured by condition.

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 Core Strategy March 2011.

Minerals and Waste HCC

While HCC, as the Minerals and Waste Planning Authority (MWPA), does not object to the proposed development, we would like to bring the following to your attention.

The proposed development title refers to the use of 'inert clean soil material', while the Design and Access Statement (DAS) uses the term 'end of waste' imported inert sub-soil material. It has been assumed that the wording used in the DAS refers to screened soil, this type of material can have a highly variable quality depending on the source and as such may not be appropriate for use underlying a sports pitch. It is therefore advised that clarification is sought regarding the material type intended to be used for the level raising and that this material should be suitable for use in sports pitches.

Officer note See comments from the Environment Agency and Environmental Health.

Developer Services, Southern Water

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SuDS).

Under certain circumstances SuDS will be adopted by Southern Water should this be

requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Sewers for Adoption (Appendix C) and CIRIA guidance available here:

water.org.uk/sewerage-sector-guidance-approved-documents/ciria.org/Memberships/The_SuDS_Manual_C753_Chapters.aspx

Where SUDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119). Website: southernwater.co.uk or by email at: developerservices@southernwater.co.uk

Environment Agency

initial comments

We **object** to the above application as submitted on the following grounds; the applicant has not supplied adequate information to demonstrate that the risks of pollution posed to groundwater quality in the underlying inner source protection zone and the associated drinking water supply can be safely managed.

Reason(s)

Insufficient information has been provided to demonstrate that Surface water drainage from this site will not have the potential to impact on the underlying source protection zone 1 and associated strategically important public water supply this is in line with

paragraph 170 of the National Planning Policy Framework.

Our approach to groundwater protection is set out in 'The Environment Agency's approach to groundwater protection'. In implementing the position statements in this guidance we will oppose development proposals that may pollute groundwater especially where the risks of pollution are high and the groundwater asset is of high value.

Overcoming our objection

To ensure development is sustainable, applicants must provide adequate information to demonstrate that the risks posed by development to groundwater can be satisfactorily managed.

This site overlies the inner sources protection zone for the Bedhampton and Havant springs. These springs supply Portsmouth with its drinking water supply. Significant amount of karst features are known from the Horndean/Waterlooville area. Karst feature (i.e. fractures and dissolved channels in the rock) mean that groundwater can travel very rapidly from this area to the springs with little chance of attenuation. As such we would regard this area as extremely sensitive.

While the site itself maybe predominately underlain by clayey material (presumably part of the Lambeth group). This is underlain by chalk principal aquifer which supplies Bedhampton and Havant springs. Drainage from the site may enter the chalk aquifer (i.e. through stream sink into the chalk or through karst features that can occur in the Lambeth group near the boundary with the chalk).

Drainage from aggregate material derived from waste Pulverised Fuel Ash (PFA) could potentially contain elevated levels of contaminants. In particular water leaching from PFA can contain elevated contaminants such as metals.

We would as such need sufficient information to demonstrate that PFA derived material does not leach contaminants which could pose any risk to the underlying aquifer, the SPZ or Portsmouth's water supply.

Advice to the Local Planning Authority

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

We will always support and substantiate our objections to major development proposals at appeal wherever a refusal is lodged in line with our advice. If you are minded to grant permission against our advice, please contact the Sustainable Places Advisor named below before making a formal decision to discuss the conditions and advice that we would wish to apply to this proposal.

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Further Comments

We maintain our previous **objection** to the above application as submitted on the following grounds; the applicant has not supplied adequate information to demonstrate that the risks of pollution posed to groundwater quality in the underlying inner source protection zone and the associated drinking water supply can be safely managed.

Reason(s)

Insufficient information has been provided to demonstrate that Surface water drainage from this site will not have the potential to impact on the underlying source protection zone 1 and associated strategically important public water supply this is in line with paragraph 170 of the National Planning Policy Framework. Our approach to groundwater protection is set out in 'The Environment Agency's approach to groundwater protection'. In implementing the position statements in this guidance we will oppose development proposals that may pollute groundwater especially where the risks of pollution are high and the groundwater asset is of high value.

Overcoming our objection

To ensure development is sustainable, applicants must provide adequate information to demonstrate that the risks posed by development to groundwater can be satisfactorily managed.

We previously objected due to lack of detail. The principal grounds for the objection related uncertainties on the leachability of contaminants from the PFA derived material on the site.

As per our original application we raised the following;

"Drainage from aggregate material derived from waste Pulverised Fuel Ash (PFA) could potential contain elevated levels of contaminants. In particular water leaching from PFA can contain elevated contaminants such as metals.

We would as such need sufficient information to demonstrate that PFA derived material we not leach contaminants which could pose any risk to the underlying aquifer, the SPZ or Portsmouth's water supply."

There is nothing apparent in the additional submitted information to demonstrate that the PFA derived material will not leach contaminants which could pose any risk to the underlying aquifer, the SPZ or Portsmouth's water supply. This would be needed in order for us to remove our objection.

It is important to highlight that the objection due to lack of detail is driven, not because of an inherent concern about the use the PFA material for drainage mediums in general, but rather because of the exceptional sensitivity of the underlying aquifer in this location. This sensitivity has necessitated additional control on many aspects of developments in the area.

Advice to the Local Planning Authority

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

We will always support and substantiate our objections to major development proposals at appeal wherever a refusal is lodged in line with our advice. If you are minded to grant permission against our advice, please contact the Sustainable Places Advisor named below before making a formal decision to discuss the conditions and advice that we would wish to apply to this proposal.

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Further comments

Thank you for providing the additional information regarding the chemical leachate analysis of the Lytag material as requested in our previous responses. We are therefore happy to **remove our objection, subject to the inclusion of the following condition**, in any permission granted.

We consider that planning permission could be granted to the proposed development, as submitted, if the following planning condition is included as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

We note that though the majority of the contaminants in the leachate are at levels that are below relevant drinking water standards, an exceedance for Arsenic was observed. We would accept though that this exceedance does not appear to be large (less than 1 order of magnitude), and does not seem to represent gross contamination. As such we would accept that given the context of the use and the very significant dilution of any runoff, that this would not pose a risk to the public water supply.

We also accept that high temperature utilised in the material are likely to result in the general loss of many organic contaminants that could be of concerns (such as PAHs).

Given the importance of the associated drinking water supply abstraction, which provides Portsmouth with its water supply, we would clearly wish to proceed with some caution. As such to ensure robust certainty on suitability of use, we would support the comments provided by the Vincent Mount – Team Leader, Landscape Architects, Portsmouth City Council, that it would be appropriate to test the actual material prior to deposit.

Condition

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.

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.

Environmental Health Manager, Community Group

Thank you for consulting with the Environmental Protection Team on the above planning application. Please note that these comments relate to noise only.

Typical days and hours of work for demolition/construction in our experience are 08:00 – 18:00 hours Monday to Friday and 08:00 – 13:00 hours on Saturdays. These hours/days would be suitable for a built-up residential area, which is the case in this

instance.

British Standard 5228-1:2009 (CoP for noise and vibration control on construction and open sites – Noise) refers to the Wilson criteria as being suitable for significant works including construction of trunk roads and railways. I do not see that the works subject of this application being 'significant' in this sense. Therefore, our preferred approach would be to limit hours and days as referenced above.

Any works taken outside of 'the Council's 'typical' approach may be subject to enforcement action under the Control of Pollution Act 1974 and/or under Statutory Nuisance legislation. In responding to any complaints we would of course take the Government's advice into consideration relating to Covid and building works. However, any extension of hours etc., would have to be fully justified i.e., for Covid related health and safety reasons.

I have reviewed the additional information, and I note the upheld objections of Portsmouth Water & the Environment Agency.

I find no additional information within the submissions that would materially alter my previous comments (CONS/20/01731, 23/07/2020).

Contamination / Pollution Risk

With respect to objections, I would reiterate the comments regarding the obligation of the LPA imposed by para. 183.

Construction Traffic Emissions

I am unclear as to how the Highways consultee has confirmed HGV movements required; the additional information provided appears to relate to access arrangements only. I note that the transport requirements noted (4 deliveries/day, 4 month period), it appears that the consultee may have confused 'per hour' for 'per day'.

Assuming the 6-month construction period is correct, and considering the 8 cu.m maximum vehicle load capacity; import of 11,200 cu.m would require an average of 8 one-way (16 two way) trips/day. This is comfortably below the level where air quality might be expected to be a material concern (in respect of vehicle emissions). Having re-considered the HGV traffic generation potential of this development based upon the total import need (as opposed to a 'maximum-import-per-day' allowable with a 4 deliveries/hr. model), I am satisfied that no significant emissions issues are likely to arise.

Conclusion

Environmental Health raises no objection to the proposed development.

Hampshire Highways

Initial comments

Under the 'Construction Traffic Management Plan' section of the Design and Access Statement, the applicant has begun to provide details of the construction activity due to take place during the land raising. The Highway Authority will require a full Construction Management Plan prior to the commencement of works to confirm the exact details of construction. When making a formal recommendation, a planning condition for a CTMP would be sought.

However, before a formal recommendation can be made, confirmation is required from the applicant that there is an in principle agreement with Linden Homes to utilise their

vehicular access onto Eagle Avenue and also to construct access from Powell Drive.

The applicant should also provide the expected number of total and daily movements to the recreation ground to gauge the additional level of traffic utilising the access onto Eagle Avenue.

Further comments

I am happy that there is an in-principle agreement with Linden to utilise the access, but this will obviously need to be formalised before commencement of works.

Alongside the condition requiring a CTMP, I will therefore also require confirmation from the applicant that terms have been agreed with Linden to provide access to the recreation ground throughout construction. This will be required prior to commencement.

Final comments

Thank you for reconsultation on the above planning application.

The applicant has provided evidence that they have engaged with Linden Homes to agree access through their development to the recreation ground. Subject to a condition requiring this agreement to be in place prior to commencement of the works, the Highway Authority is now satisfied that this point has been addressed.

It is understood that there will be 4 large trucks travelling to site per day over a 3-4 month period. This matter is also considered acceptable.

The Highway Authority therefore raise no objection to the application, subject to the following conditions:

Construction Method Statement

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 of demolition (if any) and construction work;
- (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;

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

Reason - *In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.*

Securing Access

Prior to commencement of development, to secure an agreement with Linden Homes to utilise their site for access to the recreation ground to carry out the agreed works.

Reason - *To ensure the point of access agreed at planning can be utilised for the purposes of the drainage works.*

officer note

The number of deliveries per day will depend on the time scale for construction. The proposed condition will further address this matter to ensure that the development does not result in an adverse impact. The requirement for securing access has been addressed by adding a routing provision to the Construction Method Statement condition.

Landscape Team

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).

From a landscape perspective we have the following comments in relation to this application:

- It is unclear from the submitted drawings what the finished gradients of the proposed slope will be. We have concerns that the introduction of a slope will mean a proportion of the open space will not be accessible for all users. As such we require the proposed finished levels at the top and base of the land raising along with examples of what the gradient of the slope at periodic locations.

We have concerns with the siting of an attenuation pond within the toddlers play area and the potential health and safety risk that this could create. As such we require further details on the attenuation pond, which must include cross sections drawings, information on the expected water levels and provide details of designer risk assessments. We are conscious that there is a lack of natural surveillance for the attenuation pond as a result of play equipment, proposed and existing trees, bunds etc.

Officer note Condition recommended.

Local Lead Flood Authority HCC

The County Council has reviewed the following documents relating to the above application:

- PROPOSED LANDFORM LAND DRAINAGE SYSTEM; DRAWING NUMBER: 2018-14-006; REV: A; dated: 28.05.2020.

The information submitted by the applicant in support of this planning application indicates that surface water runoff from the proposed football pitch will be managed through perforated pipes and discharged to an existing ditch.

It is our understanding that proposals are for a permeable grass pitch which is unlikely to significantly increase the risk of surface water flooding.

Therefore, the County Council as the Lead Local Flood Authority has **no objection** to the proposals subject to the following planning conditions:

1. The drainage system shall be constructed in accordance with the Proposed Landform Land Drainage System ref: 2018-14-006. Any changes to the approved documentation must be submitted to and approved in writing by Local Planning

Authority and Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

2. The condition of the existing ditch, which will take surface water from the football pitch, should be investigated before any connection is made. If necessary, improvement to its condition as reparation, remediation, restitution and replacement should be undertaken. Evidence of this, including photographs should be submitted.

3. 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 occupation of any of the dwellings. The submitted details shall include;

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

We would also recommend that the applicant is directed to our website <http://www3.hants.gov.uk/flooding/hampshireflooding/drainagesystems.htm> for further information on recommended surface water drainage techniques. Please note that Hampshire County Council as Lead Local Flood Authority will not comment on the fluvial systems as these are outside our remit.

Portsmouth Water Company

Initial comments

The site lies in a very sensitive groundwater location due to underlying principal aquifer and is located within the Source Protection Zone One (SPZ1) for an essential Public Water Supply Source.

Portsmouth Water do not object to the proposed development in principle, however **we do object to the use of the manufactured aggregate due to lack of detail provided**. We require further information on the leachability of contaminants (e.g. heavy metals) from the manufactured aggregate material to be satisfied with the use of such product within this sensitive setting.

The proposed surface water drainage strategy uses perforated pipes, which have the potential to allow drainage to ground. Therefore, Portsmouth Water need to be satisfied that the proposed run off and drainage poses a low risk to groundwater quality. Portsmouth Water wish to be consulted on this further information to review our position.

Further comments

Portsmouth Water have reviewed the additional information on the chemical leachate analysis of the Lytag material. We can confirm this is the detailed information we required to remove our objection. The example leachate data for this material provided demonstrates the majority of the contaminants in the leachate are at levels below the relevant drinking water standards (DWS), with only an exceedance for Arsenic observed. We do however accept this exceedance is not significant (less than 1 order of magnitude) and there is no evidence of gross contamination. In addition, we accept the high temperature utilised in the material are likely to result in limited organic contaminants that could be of concern (such as PAHs).

We therefore deem the use of the material for its intended use to be a low risk to groundwater quality. **As a result, Portsmouth Water would accept the use of this material for its intended use and can remove our objection for the use of this material on the site.**

Given the sensitivity of the groundwater environment, as a precautionary approach we

would wish to see leachate sampling undertaken on the intended material for the site prior its use on site and would support the conditioning of this requirement.

Public Spaces

No comments received.

Ramblers Association

We have no objection to this work as, once complete, it will have only a minor affect on the bridleway Havant1A which runs along Woodcroft Lane.

However we note that your document

APP_20_00285-PROPOSED_SITE_ACCESS_ROUTES-1398793.pdf shows 'puplic footpaths' around the NW, NE, and SE sides of the field.

The SE path and the W end of the NW path are shown as part of the road network as 'remote footpaths'

(on <https://maps.hants.gov.uk/rightsofwaydefinitivemap>) (Road class W, EAGLE AVENUE/KITE CLOSE FOOTPATHS and LINNET CLOSE/PARTRIDGE GARDENS FOOTPATHS).

The 'public footpaths' around the NW and NE of the field are not shown on the list of publicly maintained paths nor are they listed on the Definitive Map as public rights of way.

These paths should be registered on the Definitive Map as part of the planning process if as stated they are public footpaths. The correct temporary closure should be obtained if they will need to be closed while the work is in progress.

officer note Applicant advised.

Sport England

Thank you for consulting Sport England on the above planning application. The site is considered to constitute playing field, or land last used as playing field, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). As such Sport England is a statutory consultee.

Sport England has sought to consider the application in light of the National Planning Policy Framework (particularly Para. 97) and against its own playing fields policy. Unfortunately there is insufficient information to enable Sport England to adequately assess the proposal or to make a substantive response. Please therefore could the following information be provided as soon as possible:

1. We take issue with the local planning authority's interpretation over with the playing field directive in relation to the skate park. The Town and Country Planning (Development Management Procedure) (England) Order 2010. The skate park clearly impacts on playing field.

Sport England would be grateful for a statement on why Havant Borough Council does not think the skate park requires planning permission, whereas the new play area does.

1. The area affected by the development of the play area and skate park is on an area of land sufficient to accommodate an u7/u8 football pitch. Therefore justification under paragraph 97 of the national planning policy framework is required for this part of the proposal.

I should point out we have no issues with the proposal for the improved drainage.

Sport England's Playing Fields Policy and Guidance document, which includes the type of information required in order for us to evaluate a planning application against our policy, can be viewed via the below link: www.sportengland.org/playingfieldspolicy (see Annex B)

Sport England's interim position on this proposal is to submit a **holding objection**. However we will happily review our position following the receipt of all the further information requested above. As I am currently unable to make a substantive response, in accordance with the Order referred to above, the 21 days for formally responding to the consultation will not commence until I have received all the information requested above.

Should the local planning authority be minded to grant planning permission for the proposal, contrary to Sport England's holding objection, then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State, via the National Planning Casework Unit.

FURTHER COMMENTS

As I discussed this morning we had an lengthy internal discussion regarding the 'non-planning application' elements and we are in acceptance of your interpretation of the GDPO in this instance and I apologise for the delays caused.

Regarding the application to improve the drainage on the remainder of the playing field, Sport England is supportive of the proposed works.

This being the case, Sport England **does not wish to raise an objection** to this application.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 81

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways
- (v) Drainage and contamination
- (vi) Ecology and Trees

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

The site will be retained as a recreation area and the proposed works will address the current poor drainage situation. The replaced topsoil would be re-seeded. Following completion of the works on site, the fencing and temporary haul routes would be made good/reinstating with grass and woodland areas. Once completed the character of the area will be maintained.

iii) Impact upon residential amenity

The proposed traffic would be routed by the new access road for the Woodcroft Farm housing development to minimise disturbance to nearby residential properties. Environmental Health have assessed the impacts and on the bases of work for demolition/construction of 08:00 – 18:00 hours Monday to Friday and 08:00 – 13:00 hours on Saturdays and raise no objection. It is proposed that the CEMP condition requires details of hours of working.

(iv) Highways

Site access would be from Powell Drive which provides the new access route to the housing development site at Woodcroft Farm. A temporary construction route would be provided through the woodland belt using existing openings in fence line and footpath route. Site working areas would be fenced off. The recreation ground would be closed to the public for the duration of the construction period. The volume of material to be imported will require agreement of a construction management plan. It is proposed that deliveries are taken from the B2149 on the junction with the A3M. Subject to conditions the Highways Officer has no objection.

(v) Drainage and contamination

The side slopes to the raised land form would be set at 1 in 5 (20%) and the lower slope would be 1 in 9 (11%). The drainage concept involves using the imported free draining material to channel water into a new piped land drainage system

connected to the ditch. The proposed solution is to initially strip the topsoil from the site to expose the underlying clay, and then import the 'end of waste' inert self draining material, placing it onto the clay and using the natural shape of the underlying ground to channel it into a new piped land drainage system subsequently installed through the imported material into the clay. The topsoil will then be replaced, with sand slitting employed over the pitch area to assist rain water to percolate through the soil naturally to reach the piped system. This piped system will connect into the ditch from where an overflow pipe will take any excess water from the drainage system into the existing piped drainage system in Merlin Close at an attenuated rate. In areas where the inert material has not been placed rainwater falling on the edges (both of the land form and on the existing ground around its edge) will be unable to easily access the drainage system. A shallow swale has been created along the southeast edge of the field reflecting the existing ground levels which fall first southwest-wards and then southeast-wards, reaching the same point at the south east end of the field. Overall 11,200 cubic metres of drainage blanket material and 'end of waste' inert fill would be imported.

(vi) Ecology and Trees

Records and observations indicate that the area is currently a regimented amenity grass sward with little biodiversity. The surrounding woodland belt contains many mature native trees and offers good biodiversity. The woodland lies out of the area of development, therefore all trees will be retained where possible, but access through it is required for site construction to take place, to avoid bringing heavy traffic through the small roads of Kite and Merlin Close. A temporary construction route has been proposed to limit the impact on trees. An Amended Arboricultural Method Statement and Impact Assessment has been submitted as part of the planning application to address specific issues relating to the trees in the woodland. An Ecological Survey & Report has been prepared and demonstrates low biodiversity on site, but potential impacts on species in the surrounding woodland. It recommends on-site attendance during works by a qualified ecologist to advise on mitigating impacts. The Arboriculturalist and Ecologist have assessed the proposal and raise no objection subject to conditions.

8 Conclusion

The project will resolve the drainage issues which currently limit the public use of the site during the year. It will create raised grass terraces providing a new sports field on the large upper terrace, with a diverse play and skate park area on the smaller lower terrace. The submitted information demonstrates that subject to conditions the works can be built in accordance with the identified ecological, construction management and technical requirements and the impact on residential amenity and character of the area is acceptable. Approval is recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00285 subject to the following 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.