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BOROUGH COUNCIL

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Mr R MacGregor
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Our Ref: APP/14/01131
Direct Line: (023)9244 6549
Ask For: Mr D Eaves
Email: planning.development@havant.gov.uk
06 January 2015

**Town and Country Planning (Development Management Procedure) (England) Order
2010
Discharge of Conditions Application**

Application Number: APP/14/01131

Site Address: Purbrook Park School, Park Avenue, Waterloooville, PO7 5DS

Proposal: Discharge of Condition No's 2, 4, 5, 6, 7, 8, 9, 11 and 12 of Planning Permission APP/14/00464.

This decision relates to your application received on 24 October 2014 which was valid from 24/10/2014, and in particular the plans and other documents submitted with your application.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/14/00464

The conditions in respect of which information has been submitted are:

Condition 2: (Drainage)

No development shall take place until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i. a timetable for its implementation;*
- ii. a programme of monitoring over the lifetime of the development to ensure that the scheme is operating successfully and that there are no unforeseen off site negative drainage impacts resulting from the development;*
- iii. a programme of on site works specifying measures to improve infiltration from the extended pond into the underground strata if required as a result of monitoring in connection with ii above;*
- iv. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*

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, the National Planning Policy Framework 2012 and the Technical Guidance to the National Planning Policy Framework 2012.*

Details submitted:

Letter from Richard MacGregor Sports Ground Design dated 23rd October 2014.

Condition 4: (Tree Protection)

No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees and hedgerows on the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree or hedgerow which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 1.6 metres height when planted.

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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Letter from Richard MacGregor Sports Ground Design dated 23rd October 2014.
Scandor Landscape Contractors Ltd Health and Safety Plan created 23rd October 2014
Tree Protection Plan Drawing No. J48.58/02 Rev B
Revised Arboricultural Method Statement Broad Oak Tree Consultants Limited 22nd December 2014

Condition 5: (Tree Protection Oak)

No development hereby permitted shall take place anywhere within the BS Calculated root protection area of T99 Common Oak as shown on Drawing No. J48.58/01 sheet 2 (Broad Oak Tree Consultants Limited Arboricultural Implications Assessment 21st May 2014 Appendix 2) unless and until an Arboricultural Method Statement has been submitted to and approved 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 having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Letter from Richard MacGregor Sports Ground Design dated 23rd October 2014.
Tree Protection Plan Drawing No. J48.58/02 Rev B
Revised Arboricultural Method Statement Broad Oak Tree Consultants Limited 22nd December 2014

Condition 6: (Landscaping)

Notwithstanding the submitted plans no development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

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 2012.

Details submitted:

Letter from Richard MacGregor Sports Ground Design dated 23rd October 2014.

Ramsay & Co Detailed Plant Schedule and Plant Specification - 02 (Sports Field) Revision 00 dated 21st October 2014.

Ramsay & Co Detailed Planting (Sports Field) Drawing No. RCo136/04 Rev 00

Ramsay & Co Planting Layout (Sports Field) Drawing No. RCo136/02 Rev 01

Email from Mr R. MacGregor dated 12th December 2014 agreeing timing provision for landscaping works as set out in the email from David Eaves dated 10th December 2014.

Condition 7: (Construction Parking)

No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved. Our Ref: APP/14/00464

in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

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 2012.

Details submitted:

Letter from Richard MacGregor Sports Ground Design dated 23rd October 2014.

Scandor Landscape Contractors Ltd - Contractors Proposals Relating to Conditions 7, 8, 9, 11 and 12 dated 22nd October 2014.

Scandor Landscape Contractors Ltd Health and Safety Plan created 23rd October 2014

Proposed Site Layout Drawing No. PPS/03 Rev H

Traffic Plan Drawing No. PPS/03 Rev E received 24th October 2014

Condition 8: (Construction Material Storage)

No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

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 2012.

Details submitted:

Letter from Richard MacGregor Sports Ground Design dated 23rd October 2014.
Scandor Landscape Contractors Ltd - Contractors Proposals Relating to Conditions 7, 8, 9, 11 and 12 dated 22nd October 2014.
Scandor Landscape Contractors Ltd Health and Safety Plan created 23rd October 2014
Proposed Site Layout Drawing No. PPS/03 Rev H
Traffic Plan Drawing No. PPS/03 Rev E received 24th October 2014

Condition 9: (Mud on Roads)

No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times when such implementation is in progress.

Reason: In the interests of traffic safety and having due regard to policies CS16, CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Letter from Richard MacGregor Sports Ground Design dated 23rd October 2014.
Scandor Landscape Contractors Ltd - Contractors Proposals Relating to Conditions 7, 8, 9, 11 and 12 dated 22nd October 2014.
Scandor Landscape Contractors Ltd Health and Safety Plan created 23rd October 2014

Condition 11: (Dust Suppression)

The commencement of the development shall not take place until a programme for the suppression of dust during the construction of the development has been submitted to and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of construction unless any variation has been approved by the Local Planning Authority.

Reason: In the interests of residential amenity and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Letter from Richard MacGregor Sports Ground Design dated 23rd October 2014.
Scandor Landscape Contractors Ltd - Contractors Proposals Relating to Conditions 7, 8, 9, 11 and 12 dated 22nd October 2014.
Scandor Landscape Contractors Ltd Health and Safety Plan created 23rd October 2014

Condition 12: (Construction Traffic Routes)

No development or site clearance shall commence on site unless and until details of construction traffic routing have been submitted to and approved in writing by the Local Planning Authority. The subsequent traffic routing to serve the development shall thereafter be in accordance with the approved details unless otherwise subsequently agreed in writing by the Local Planning Authority.

Reason: To ensure that access routes seek to minimise the impact on the residential amenities of residents and in the interest of highway safety having due regard to policies CS16, CS20 and DM10 and Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Letter from Richard MacGregor Sports Ground Design dated 23rd October 2014.

Scandor Landscape Contractors Ltd - Contractors Proposals Relating to Conditions 7, 8, 9, 11 and 12 dated 22nd October 2014.

Scandor Landscape Contractors Ltd Health and Safety Plan created 23rd October 2014

Traffic Plan (Traffic Route for Delivery Vehicles to site) received 24th October 2014.

Reasons for approval

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

- (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 6573.
- (2) 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 Development Service at the Public Service Plaza or by telephoning 023 9244 6015.
- (3) The applicant is advised to ensure that design figures are produced for potential connection to Southern Water system.
- (4) The applicant is advised that design figures in relation to any future connection to Southern Water drainage systems should be calculated.



Mr Chris Murray
Service Manager (Planning Development)
Date: 6th January 2015