

To:
Miss Rorvik
PDP Architecture llp
2 Beechworth Road
Havant PO9 1AX

For: Mr Broad
Horizon Leisure Trust

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Split Decision**

Application Number: APP/20/00257

Site Address: Waterloooville Swimming Pool, Waterberry Drive, Waterloooville, PO7 7UW

Proposal: HYBRID APPLICATION: Full planning application for reconfiguration of existing ground car park and development of single storey deck car park. Outline planning application for future extension on current footprint of overflow car park at Waterloooville Leisure Centre with access and layout to be considered and with all other matters reserved.

Further to your application received on 24 March 2020, Havant Borough Council, as Local Planning Authority,

(A) GRANTS PLANNING PERMISSION for only the following part of the above proposal as described:

Full planning permission for reconfiguration of existing ground car park and development of single storey deck car park,

subject to 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:
Location Plan 28016-PD100
Amended block plan 28016-PD101 Rev A
Amended site plan 28016-PD102 Rev A
Floor plans and elevations 28016-PD103
Frontage landscape proposals 2016_32_001 Rev A
Arboricultural Assessment by Bernie Harverson dated December 2012
Tree retention and removal plan BJH 03 dated December 2012
Transport Assessment by Paul Basham Associates dated November 2016
Design and Access Statement dated March 2020
Reason: - To ensure provision of a satisfactory development.
- 3 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 CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Use of the car deck hereby approved shall not commence until plans and particulars specifying the provision to be made for external lighting of the same have been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.
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.
- 5 Notwithstanding the details provided in the application, no work shall commence on the construction of the car deck structure hereby approved until samples and/or specification details of the cladding panels for the car park deck have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved 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.
- 6 No development shall commence until plans and particulars of the 50 space cycle store referred to in the submitted Transport Statement have been submitted to and approved in writing by the Local Planning Authority. The approved store shall be installed at the site prior to the bringing into use of the development hereby approved.
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.

- (B) **GRANT OUTLINE PLANNING PERMISSION** for only the following part of the above proposal as described:

Outline planning permission for future extension on current footprint of overflow car park at Waterlooville Leisure Centre for access and layout with all other matters reserved,

subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same [**herein called "the reserved matters" and "other matters"**] have been submitted to and approved in writing by the Local Planning Authority.
(i) The reserved matters:
 - (a) The scale and external appearance of the Sports Hall (including details of the colour and texture of external materials to be used);
 - (b) Landscaping including a landscape design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels, and the arrangements to be made for the future maintenance of landscaped and other open areas;**(ii) Other matters:**
 - (c) The finished levels (above ordnance datum) of both the ground floor of the proposed building and the surrounding ground levels;
 - (d) Access facilities for the disabled;
 - (e) The measures to be taken to protect adjacent areas from excessive noise;
 - (f) The layout of foul sewers and surface drains;
 - (g) The manner of treatment of existing water courses and ditches;
 - (h) The alignment, height and materials of all walls and fences and other means of enclosure;
 - (i) The provision to be made for the storage and removal of refuse from the premises; and
 - (j) The areas to be used for contractors' vehicle parking and materials storage during (site clearance and) construction of the development**Reason:** To secure orderly development.
- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core

- 5 The development shall not be brought into use until space for the loading, unloading and parking of cars and cycles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The development hereby permitted shall not be commenced until a BREEAM Pre-Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate that the development will attain a minimum standard of 'very good' BREEAM rating. The development shall be carried out only in accordance with the details the subject of the assessment.
Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 The sports hall to which this permission relates shall not open to the public before 06.30hrs or after 22.30hrs on Mondays - Fridays or before 07.30hrs or after 21.30hrs on any Saturday, Sunday or any recognised Public Holiday.
Reason: To reflect the terms of the planning application and to protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan 28016-PD100
Amended block plan 28016-PD101 Rev A
Amended site plan 28016-PD102 Rev A
Floor plans and elevations 28016-PD103
Frontage landscape proposals 2016_32_001 Rev A
Arboricultural Assessment by Bernie Harverson dated December 2012
Tree retention and removal plan BJH 03 dated December 2012
Transport Assessment by Paul Basham Associates dated November 2016
Design and Access Statement dated March 2020
Reason: - To ensure provision of a satisfactory development.
- 9 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water. Any piling, if proposed, must be undertaken in accordance with the terms of the approved piling method statement.
Reason: Piling or any other foundation designs using penetrative methods can pose a risk to potable supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways. Therefore, penetrative foundation methods have the potential to impact on the underlying groundwater and thus the Havant and Bedhampton Springs public water supply. This condition is therefore necessary having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

- (1) 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, and discussions took place to move this application forward to a positive recommendation.

Simon Jenkins

Simon Jenkins
Director of Regeneration and Place
20 July 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/20/00257

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