

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Objection is raised to this proposal. Following a site visit, the main constraints highlighted on this site are the 3 mature London Plane trees in the south western corner of the site, the large copse of trees along the eastern boundary and the sloping ground of the site.

The building is shown to be located within 2 metres of a large copse of trees on the eastern boundary of the site. Although the arboricultural report states that the trees will be crown lifted to 4 metres, this will not remove the pressure to continually prune when the building is in place due to lack of light and detritus falling onto the building. The building could be moved 4 metres from the boundary and still not encroach into the Root Protection Area of the 3 important London Plane trees. This will give a better relationship between the trees on the eastern boundary and the building.

There is no mention of level changes within the Arboricultural report, information needs to be submitted for level changes and how this is going to be achieved. Details of proposed service runs need to be submitted and a detailed method statement for the construction of the building and protection of the trees. A revised specification for tree work is also required.

Amended Plans

No objection in principle to the installation of artificial grass but an arboricultural method statement is required to be submitted to demonstrate how it is going to be laid without damaging the trees. The plans have been revised to move the building away from the root protection areas and away from the 3M no build zones of the 225MM DIA sewer and the 225MM DIA water main.

Building Control, Havant Borough Council

Foul water Public Sewer crosses under proposed building. Consult SWS

Fire Authority access under Approved Document B5 is not clear

Crime Prevention -Minor Apps

No comments received

Environmental Health Manager, Community Group

No comments received

Portsmouth Water Company

Portsmouth Water have reviewed the application for the proposed development for the installation of modular building and activity space. Our response is based on the review of the online application APP/17/00337.

Portsmouth Water's Position

On the basis of the high-level information provided Portsmouth Water do not object in

principle to the proposed development, however, the applicant must provide sufficient information and details on the following key areas prior to approval:

- Land Contamination;
- Drainage; and
- Foundation Design;

An overview of our key concerns are provided below.

Background

The site lies on Bedrock consisting of Bognor Sand Member which overlies the Chalk aquifer. The site is situated within Source Protection Zone One C (SPZ1C) of the Havant & Bedhampton Springs groundwater supply. The Springs are a public water supply that abstracts groundwater for public consumption.

Further comments

Portsmouth Water would like to detract the consultee comment made on Havant Borough Planning Portal on the 09/05/2017 - due to further investigations to the risks to groundwater we have no further comments in regards to the above application ref: **APP/17/00337**. No objections and require no further information regarding this application.

Southern Water

Please find attached a plan of the sewer records showing the approximate position of a public foul and surface water sewer crossing the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. It might be possible to divert the public foul sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development."

Submitted site plan shows proposed soakaway over/close to public surface water sewer which is not acceptable to Southern Water. Please note no new soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public gravity sewer, rising main or water main.

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water main.

The proposed development would lie within a Source Protection Zone as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

Amended plans -
Informatives requested.

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: 24

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

This development supports identified childcare sufficiency in the Warren Park area to meet expected demands for 30 hours childcare. The development sustains and improves the quality of the environment for children and provides additional places. The demand for the places has already been identified by the preschool as part of their business planning.

Hampshire County Council has awarded the grant funding to St Clare's Pre School in Havant the Grant is a capital contribution towards the Project to build a new nursery building on the proposed site. In the region of 75% of the funding for the development is through allocated funds by way of Grant by the Department for Education ("DfE") (managed by Hampshire County Council) and awarded to this project to support the delivery of the 30 hours childcare requirement by September 2017. The remaining funding has been secured through the fundraising of St Clares preschool themselves. The 30 hours free childcare supports working parents of 3 and 4-year-olds and complements the universal free entitlement of 15 hours for all parents. This new building ensures parents have local access to quality early years education for their children in the area in the short, medium and long term. St Clare's currently supports low income families with affordable childcare and provides places to support funded two year olds with the addition of the new facilities and the implementation of the free additional hours through the 30 hours childcare and tax free childcare initiatives families will be able to secure childcare to support their entry, return to, or continued access to employment over the coming years.

Comment:
noted

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

(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 for the additional teaching facility currently forms open amenity space owned by Portsmouth City Council. The site is relatively enclosed but adjoining further landscaped areas and the proposal which, would retain the existing trees on the site is not considered to result in an adverse impact on the character and appearance of the area.

(iii) Impact upon amenity

The site adjoins further landscaped areas and the area is well served by open space and the loss of this public amenity land is not considered to result in an adverse impact on amenity. The area is of mixed character comprising residential development and a small commercial parade of mainly retail units, with the St Clares pre-school located at the eastern end and adjacent the openspace to which the current application relates. The pre-school currently has an area of outside play space adjacent the application site, and the proposed modular building and activities associated with its use would be similar in impact to the existing pre-school unit, and is considered to be located sufficiently far from existing residential properties so as not to result in unacceptable noise nuisance. There is no on-site parking for the proposal however, there is a large public car park, and given the community nature of the use this is considered acceptable.

8 Conclusion

The proposal, which would provide additional pre-school accommodation to meet a growing community need would be acceptable in terms of its impact on the character of the area and neighbouring amenity and approval is recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00337

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:

Floor location and site plans drg 1703/01Rev J
Elevations drg 1703/02 Rev H

Reason: - To ensure provision of a satisfactory development.

- 3 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

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 and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No development shall commence on the site until details of the design, depth and type of building foundations and the layout, with positions, dimensions and levels, of service trenches, ditches, drains and other excavations on site, insofar as they may affect trees and hedgerows on or adjoining the site, 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 against undue damage to existing trees and/or other vegetation at the site and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 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 Strategy) 2011 and the National Planning Policy Framework.

- 6 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been

submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 No development shall commence until an Arboricultural Method Statement including details for the installation of the artificial grass 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 prevent damage to trees and safeguard 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.