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BOROUGH COUNCIL

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Mr MacGregor
Sports Ground Design Limited
Sandhill Cottage Husthwaite
York
North Yorkshire YO61 4PQ

For: Mr Foxley
Purbrook Park School

**The Town and Country Planning (Development Management Procedure) (England) Order
2010**
Grant of Planning Permission

Application Number: APP/14/00464

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

Proposal: Grading and drainage of sports field, re-surfacing and re-fencing of sports court, resiting of jumping pit with runup

Further to your application received on 02 May 2014, which was valid from 27 May 2014, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

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

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 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.

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- 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.
- 3 No floodlighting shall be installed at the site in association with this development.
Reason: To accord with the terms of this application and to protect the residential amenities of adjoining residents from light pollution having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core strategy) 2011 and the National Planning Policy Framework 2012.
- 4 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.
- 5 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.
- 6 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.
- 7 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

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.

- 8 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.

- 9 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.

- 10 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
Unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: To protect the amenity of adjoining residents from noise and vibration nuisance and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 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.

- 12 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.

- 13 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access statement Rev A
Infiltration SUDS GeoReport Report Id: GR_208272/1
Flood Risk Assessment July 2014
Report on Inspection of Trees Ref: J 48.58 dated 01/05/14
Arboricultural Implications Assessment Ref: J48.58 dated 21/05/14 (as amended by annotated plan received 09/09/14)
Location Plan Drawing Number PPS/LOC
Boundary Plan Drawing Number PPS/01 Rev A
Existing Site Layout Drawing Number PPS/02 Rev A
Drawing PPS/03 Rev G Proposed Layout
Proposed MUGA Layout Drawing Number PPS/04 Rev B
MUGA Fence Elevation Drawing Number PPS/06
Proposed Jumping Pit and Runup Drawing No. PPS/09 Rev A
Proposed Drainage Drawing Number PPS/10 Rev E
Drain Sections Drawing Number PPS/11
Pond Enlargement Drawing No. PPS/12
Topographical Survey Drawing Number TS14 - 122W\1 Rev A
Proposed Levels T514 - 122W\2 Rev A
Cross Sections Drawing Number TS14 - 122W\3 Rev A
Proposed Tree Planting plan Drawing Number J48.58/04 dated 22/07/2014

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 186 and 187 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 sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit.
- (5) The applicant is advised to carry out the flow calculations in relation to the drainage from the development site. It is recommended that these requirements are discussed with Mr Steve Mountain (Project Engineer Havant Borough Council) Tel: 023 9244 6444 email steve.mountain@havant.gov.uk .
- (6) The applicant is advised of the contents of the letter from Southern Water (copy enclosed) dated 18th August 2014 in relation to the need to protect existing sewers and underground infrastructure.



Mr Chris Murray
Service Manager (Planning Development)

03 October 2014