



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant
www.havant.gov.uk

Mr Togneri
MH Architects Limited
Ground Floor
Bicentennial Building
Southern Gate
Chichester, West Sussex
PO19 8EZ

For: Trustees of Purbrook Park School

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

Application Number: APP/14/00687

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

Proposal: Construction of new two storey school building (Block A), two storey school building to courtyard (Block B), refurbishment to Block D, raised covered walkways, new pedestrian access to main entrance and new Block A, altered and additional car parking, landscaping and other works. Demolition of two storey Caretakers house.

Further to your application received on 02 July 2014, which was valid from 17 July 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 hereby permitted shall commence until plans showing, in relation to the existing trees and other vegetation proposed to be retained, the layout of all foul and surface water drainage and other underground services proposed to serve that development have been submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard against undue damage to existing trees and/or other vegetation at and in the vicinity of the site and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 3 Notwithstanding the submitted details construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
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 2012.
- 4 No externally visible or audible plant, machinery or structures required for ventilation, fume extraction or filtration purposes shall be installed within the development hereby approved unless and until details of the external appearance, acoustic and fume reduction performance of the same have been submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 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.
- 6 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, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 Notwithstanding the details submitted, the bin store area hereby permitted shall not be provided/constructed unless and until positioning of the bin store has been amended to allow for the planting of a hedge to the northern site boundary (details of which to be provided under condition 5), the revised details shall show full details of the proposed enclosure, details of hardsurfacing proposed together with an arboricultural impact and tree protection specification. The enclosure shall thereafter be provided/constructed fully in accordance with the approved scheme.
Reason: In the interests of the character of the area, the amenities of nearby residents and to ensure the protection of existing trees having due regard to policies CS11, CS16, DM8 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 The facilitation works to the off site Holm Oak shown as T3 on the Tree Constraints Plan Drawing Number J48.58/01 Sheet 1 shall not take place until full details of the works are submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out solely in accordance with the approved details.
Reason: To ensure that the works to the tree are carried out in accordance with best Arboricultural practice and in the interests of the character and appearance of the area having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 The development shall not commence unless and until an arboricultural impact assessment and tree protection plan in relation to the Horse Chestnut tree shown as T77 on the Tree Constraints Plan drawing number J48.58/01 Sheet 1 has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out solely in accordance with the approved details.
Reason: To protect the tree during the course of the development In the interests of the character and appearance of the area having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 10 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/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/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.
- 11 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/or 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.
- 12 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/or 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.

- 13 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.
- 14 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has 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/or 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.
- 15 Prior to the use of the development a Post Construction Assessment shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of 'very good' BREEAM rating, unless otherwise agreed in writing by the Local Planning Authority.
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 2012.
- 16 No development hereby permitted shall commence until plans and particulars specifying the proposed surface water drainage scheme to serve the development hereby permitted including details of the schemes management and long term maintenance have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved scheme.
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 2012.
- 17 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (as amended) no roof plant or guard railing shall be installed on the roof of Block A without the written consent of the Local Planning Authority.
Reason: To ensure that the design quality of the proposed building is not harmed by inappropriate additions in the interests of the character and appearance of the area and the setting of the adjacent Listed Building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.
- 18 The proposed electricity sub station to the western side of the site shall not be erected unless and until full details of the precise siting and design of the sub station together with an arboricultural impact assessment and arboricultural method statement and associated landscaping proposals have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved scheme.

Reason: At the time of the planning decision the precise details of this element of the development are not confirmed and in order for the Local Planning Authority to maintain control over the development in the interests of the visual amenities of the area and to ensure that important trees are not compromised by the development 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.

- 19 The development hereby permitted shall be carried out in accordance with the recommendations of the ECOSA Extended Phase 1 Ecological Assessment January 2014 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the interests of bio-diversity are suitably addressed and mitigated having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 20 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed within the first floor north facing elevation of Block A without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Design and Access Statement Dated June 2014

Report on Inspection of Trees Broad Oak Tree Consultants Ltd Ref: J 48.58 Dated 1st May 2014

Arboricultural Implications Assessment Broad Oak Tree Consultants Ltd Ref: J48.58 Dated 23rd June 2014

Flood Risk Assessment Caulmert Limited Ref: 1910.01PPS.FAZ.PS.A0 Dated June 2104

Planning Statement Dated 13th June 2014

Breeam New Construction 2011 Project Number 9920/BRE

Replacement Kitchen Ventilation System Sustainability statement hendersongreen Dated 23rd June 2014

M&E Services Strategy hendersongreen Project J2140115

External Lighting Sustainability Statement hendersongreen Dated 5th June 2014

Land Contamination Assessment received 2nd July 2014

Extended Phase 1 Ecological Assessment Dated January 2014

Development Statement July 2014

Purbrook Park School Travel Plan Update 2014

Email from MH Architects regarding bin store details dated 15th October 2014

Site Location Plan and Site Plan as Existing Drawing Number PL-01

Site Plan as Proposed Drawing Number PL-02

Site Plan as Proposed (main campus) Drawing Number PL03

Ground Level Plan (at Block A) as Proposed Overall PL-06

Upper Level Plan (at Block A) as Proposed Overall Drawing Number PL-07

Lower Ground Level Plan (at Block B/D) as Proposed Overall Drawing Number PL-08

Roof Plan as Proposed Overall Drawing Number PL-09

Block A Proposed Ground Level Drawing Number PL-10

Block A Proposed Upper Level Drawing Number PL-11

Block B Proposed Lower Ground Plan Drawing Number PL-12

Block B Proposed Upper Level Plan PL-13

Block D Proposed Lower Grd Level Plan Drawing Number PL-14

Block D Proposed Upper Floor Plan Drawing Number PL-15

Elevations as Proposed Sheet 1 : Block A (incl Model Views) Drawing Number PL-16

Elevations as Proposed Sheet 2 : Block A (incl Model Views) Drawing Number PL-17
Elevations as Proposed Sheet 3 : Block B (incl Model Views and Section) Drawing Number PL-18
Elevations as Proposed Sheet 4 : Block B (incl Model Views) Drawing Number PL-19 Rev A
Proposed Site Sections and Street Scene Sheet 1 Drawing Number PL21 Rev A
Proposed Site Sections and Elevations Sheet 2 Drawing Number PL22
Proposed Site Sections and Elevations Sheet 3 Drawing Number PL23
Landscape Plan as Proposed Main School Frontage Drawing number PL-24
Proposed Site Plan Extract showing Block A/Distance to Neighbouring Properties Drawing Number sk290814-1
Tree Constraints Plan Drawing Number J48.58/01 Sheet 1
Tree Constraints Plan Drawing Number J48.58/01 Sheet 2
Tree Protection Plan Drawing Number J48.58/03
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.



Mr Chris Murray
Service Manager (Planning Development)

16 October 2014

