



To:
Ms H McCrudden
PDP Architecture Llp
2 Beechworth Road
Havant
PO9 1AX

For: Horizon Leisure Centres

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

Application Number: APP/14/00024

Site Address: Waterlooville Leisure Centre, Waterberry Drive, Waterlooville, PO7 7UW

Proposal: Outline Application for construction of a new Sports Hall.

Further to your application received on 09 January 2014, which was valid from 13 January 2014, Havant Borough Council, as Local Planning Authority, **Grants Outline 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 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**"] have been submitted to and approved in writing by the Local Planning Authority.
 - (i) **The reserved matters:**
 - (a) The siting of the Sports Hall and the means of access thereto from an existing or proposed highway;
 - (b) The design and external appearance of the Sports Hall (including details of the colour and texture of external materials to be used);

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- (c) 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;

(ii) Other matters:

- (d) The layout of the development including the positions and widths of roads and footpaths;
- (e) The finished levels (above ordnance datum) of both the ground floor of the proposed building and the surrounding ground levels;
- (f) Access facilities for the disabled;
- (g) The measures to be taken to protect adjacent areas from excessive noise;
- (h) The layout of foul sewers and surface drains;
- (i) The manner of treatment of existing water courses and ditches;
- (j) Landscaping including an accurate plan showing the position, type and spread of all existing trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring the tree(s) to be retained to a satisfactory condition; and also details of any proposals for the felling, lopping, topping or uprooting of any tree;
- (k) Landscaping including the arrangements to be made for the future maintenance of landscaped and other open areas;
- (l) The alignment, height and materials of all walls and fences and other means of enclosure;
- (m) Hardsurfacing proposals including surfacing materials;
- (n) The provision to be made for the parking of vehicles;
- (o) The provision to be made for the parking, turning, loading and unloading of vehicles;
- (p) The provision to be made for the storage and removal of refuse from the premises;
- (q) 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 Construction of the building 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

- 6 The development shall not be brought into use until space for the loading, unloading and parking of vehicles 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 2012.
- 7 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 2012.
- 8 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 2012.
- 9 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan and Topo Survey (Drawing No.27952-PD-100)
Outline Planning - New Sports Hall (Drawing No.27952-PD-103)
Proposed Elevational Location (Drawing No.27952-PD-102)
Existing Site Plan and Floor Plan (Drawing No.27952-PD-101)
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 6573.
- (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 Civic Offices or by telephoning 023 9244 6015.
- (4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.

- (5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.
- (6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).
- (7) 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,



Mr Chris Murray
Service Manager (Planning Development)

07 March 2014