



Hampshire
County Council

HAVANT BOROUGH
COUNCIL

16 SEP 2013

RECEIVED

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

To: Property Services
Three Minsters House
76 High Street
Winchester
Hampshire
SO23 8UL

Application No: **APP/13/00733**

HCC Ref: HVE004

For: Hampshire County Council

Date of Application: 5 July 2013

Hampshire County Council, as Local Planning Authority, **grants permission** for the following development in respect of the plans and particulars and subject to the attached schedule of 16 conditions:

Development: **Sports Development including Sports Hall, MUGA and relocation of Pre-School**

Site address: **Warblington School, Southleigh Road, Havant, Hampshire PO9 2RR**

Plans and particulars: **P09949-PL100, P09949-PL101, P09949-PL-102RevA;
P09949-PL110, P09949-PL112, P09949-PL113, P09949-PL200,
P09949-PL201, P09949-PL202, P09949-PL203, P09949-PL205,
P09949-PL300, P09949-PL301A, P09949-PL302,
P09949-PL-304, P09949-PL-305, P09949-PL-700,
P09949-PL-701**

Reason for Approval

1. It is considered that the proposal would be in accordance with the development plan Havant Borough Core Strategy March 2011 (summary attached) as it will provide improved education and community facilities (Policy CS7-Community Support and Inclusion), which is supported by The National Planning Policy Framework (paragraph 74). The buildings and pitches would not have any visual impact or materially harm the character of the area (Policy CS16 - High Quality Design). There will not be any significant harm to the amenity of local residents and it would be acceptable in terms of highway safety and convenience (Policy DM14 -Car and Cycle Parking on Development [excluding residential]). There will be no harm to protected species and the biodiversity of the area and it will benefit from localised enhancements (Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough).

All enquiries should be referred to the Economy, Transport & Environment

Department, The Castle, Winchester, SO23 8UD

Tel: (01962) 846746 Fax: (01962) 847055

**Director of Economy, Transport
& Environment**

13 September 2013



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Planning Conditions

Time Limits

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

Reason: To comply with Section 91(as amended) of the Town and Country Planning Act 1990.

Plans and Particulars

2. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

Reason: To ensure that the development is carried out in accordance with the approved details.

Hours of Working

3. There shall be no access to the development site by any traffic associated with the construction (ie. no delivery vehicles, no contractors' cars, nor plant and machinery) in the morning between 0830 and 0915 hours; and in the afternoon between 1515 and 1545 hours on normal school days.

Reason: In the interests of public safety and, to avoid traffic conflict at the times of the day when pupils are arriving at and departing from school.

4. No work relating to the construction of the development approved, including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials, shall take place before 0800 hours or after 1800 Monday to Friday inclusive, before 0800 hours or after 1400 on Saturday and not at all on Sunday or recognised public holidays.

Reason: To protect the amenities of occupiers of nearby properties.



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Community Management

5. The Management Plan, for the use of the pitches outside of the normal school day, shall be implemented as approved (under planning permission 10/53510/006) where applicable.

Reason: To ensure a well managed community access is achieved with sufficient benefit to the development of sport and to ensure that appropriate measures are provided and subsequently maintained by the management of parking, noise, behaviour and litter; to reduce the adverse effects of use of the pitches on occupiers of nearby properties.

Highways

6. Prior to development commencing a revised supporting School Transport Plan shall be produced and agreed by the Local Planning Authority. The plan should be implemented as approved.

Reason: To minimise trip generations associated with the development by the private car and encourage the use of alternative means of travel in compliance with the aims and objectives of PPG13.

7. There shall be no commencement on site until details of the construction compound and contractor parking have been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented as approved.

Reason: To ensure the construction of development does not have a significant detrimental impact on the operation of the highway



Town and Country Planning Act 1990

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Planning Conditions

8. Measures shall be taken to prevent mud and spoil from vehicles leaving the site during the demolition works being deposited on the public highway. These measures shall be implemented before the development commences and thereafter maintained. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried on to the public highway. In the event that any mud or spoil is deposited on the highway, it shall be cleaned off at the end of each working day.

Reason: In the interests of highway safety.

Parking

9. Overflow parking shall be enforced as prescribed in the Management Plan and as illustrated on drawing E1601-LO8 rev A (permitted under planning permission 10/53510/006).

Reason: In the interests of highway safety and amenity.

Public Address system

10. The use of a Public Address (PA) system shall be limited to a maximum of 20 sessions of two hours duration per annum. A record shall be kept of all occasions a Public Address system is used.

Reason: To reduce the adverse effects of use of the pitches on occupiers of nearby properties.

Lighting and Hours of Use

11. There shall be no use of floodlights.

Reason: In the interests of amenity of neighbouring residents.



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Access and Quality of Sport Facilities

12. The all weather pitches shall be used for outdoor sport and for no other purpose.

Reason: To protect the all weather pitch from loss and/or damage, to maintain the quality of and secure the safe use of the sports pitches.

Landscaping

13. The trees to be retained (as shown on plan P09949-PL-700) shall be protected during building operations by the erection of protective fencing in strict compliance with the requirements of the Local Planning Authority relating to their protection. The existing trees shall not be lopped, topped, felled or destroyed without the prior approval in writing of the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of natural features.

14. Within three months of the date of this permission, a detailed scheme of landscaping of the site shall be submitted to the Local Planning Authority for approval in writing. The scheme shall specify the types, size and species of all trees and shrubs to be planted; details of all trees to be retained; and details of fencing/enclosure of the site, phasing and timescales for carrying out the works, and provision for future maintenance. Any trees or shrubs which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The scheme shall be implemented as approved.

Reason: In the interests of visual amenity.



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Nature Conservation

15. The ecology measures for protection of protected species and increased biodiversity shall be implemented as contained within the ecology statement (dated January 2013) submitted with the application.

Reason: To avoid killing or injury of reptiles in accordance with the Wildlife and Countryside Act 1981 (as amended).

16. Within three months of the date of this permission, details for the replanting of nesting habitat, erection of bird/bat boxes and creation of new reptile refugia shall be submitted to the Local Planning Authority for approval in writing. The measures shall be implemented as approved.

Reason: To conserve and enhance the botanical interest of the site in accordance with the Natural Environment and Rural Communities Act 2006.

Advice Note

1. No tree or shrub clearance should be carried out in the bird nesting season (March to August).
2. Prior to any works adjacent to Network Rail property, the applicant must secure in writing agreement from Network Rail.
3. In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.
4. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.



Annexe to Reasons for Conditions
(as required by Article 31 of the Town and Country Planning
(Development Management Procedure) (England) Order 2010)

HAVANT BOROUGH CORE STRATEGY MARCH 2011

Policy DM14 Car and Cycle Parking on Development (excluding residential)

Development will only be permitted where it provides parking for cars, motor cycles and cycles in accordance with the relevant standards. Such parking provision must be appropriately located in relation to the development and be practical for its intended use.

1. Responds to, draws inspiration from and respects local context and:
 - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

Policy CS7 - Community Support and Inclusion

Planning permission will be granted for development that:

1. Has been informed and shaped by community and local stakeholder involvement in accordance with the Statement of Community Involvement.
2. Provides educational and training improvements including Building Schools for the Future.
3. Provides services for older people and other vulnerable groups, including Extra Care Facilities.

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Planning permission will be granted for development that:

2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.

Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
- e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.



Annexe to Reasons for Conditions
(as required by Article 31 of the Town and Country Planning
(Development Management Procedure) (England) Order 2010)

National Planning Policy Framework (NPPF)

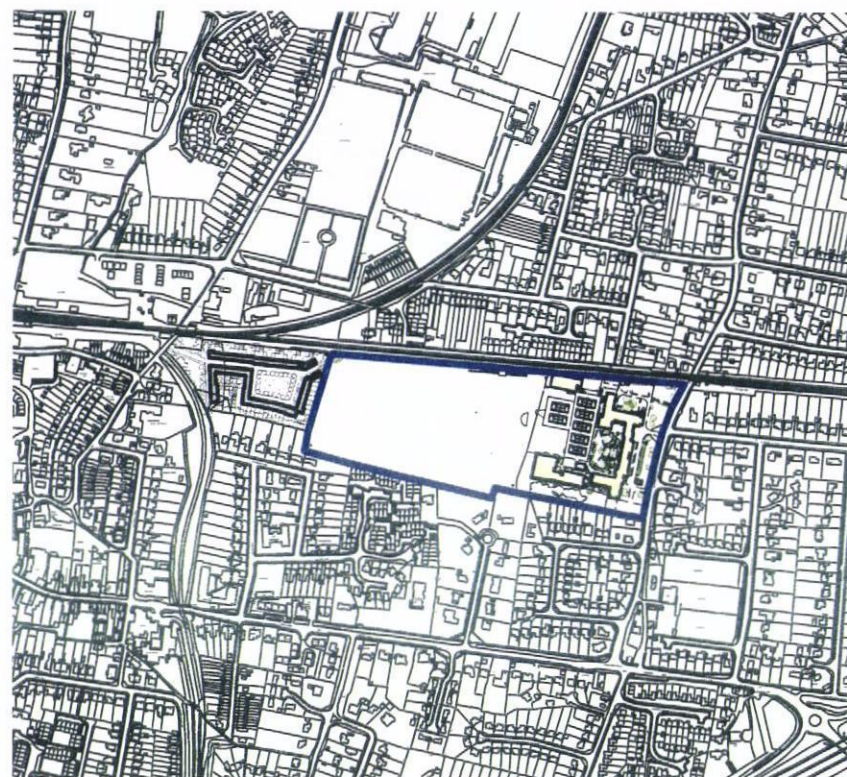
Core Principle 12

Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Section 8, Paragraph 74 – Promoting healthy communities

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

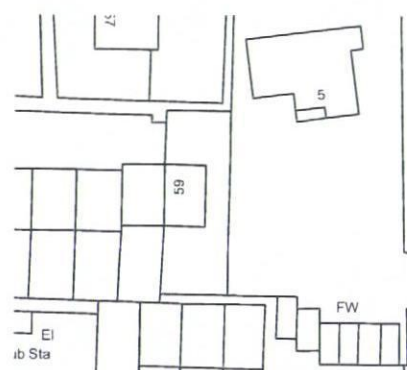
- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.



Site Location Scale 1:10000

Key:

1. Long Jump pit
2. Sports Hall Existing
3. Main teaching block (3 storey)
4. science block (2 storey)
5. Technology Block (single storey)
6. gravel extension to car park
7. Discus cage.



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App No. **APP/13/00783**
13 SEP 2013
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Planning



HCC Property Services,
Three Minsters House,
76 High Street, Winchester SO23 8UL.
tel: (01962) 847801

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rev	description	date	by

PROJECT Warblington School Sports Development				SHEET CONTENTS Site Location Plan Existing Site Plan	
SCALE 1000 & 5000	DATE 18.3.13	DRAWN. MJC	CHKD. ---	DRAWING No. P09949 - PL 100	REVISION
				FILE REF. File name	





Key:

1. Floodlit Synthetic Turf Pitch -contract commenced July 2013 covered by non material amendment ref 10/53510/006
2. Multi Use Games Area / overspill parking.
3. Additional tennis courts marked on playground.
4. New Built 4 Court Sports Hall
5. Corridor link.
6. Re-located Pre School.
7. Relocated long jump.

8. Cricket strip and cricket nets
9. Re-marked car park
10. Refurbish Gymnasium to provide Dance Studio
11. Macadam top to existing gravel car park
12. Separate contract works to form first section of Sustrans cycle path by Havant District Council, application ref APP/11/00134

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rev	description	date	by

PROJECT Warblington School Sports Development			
SCALE 1000 @ A3	DATE 18.3.13	DRAWN. MJC	CHKD. ---

SHEET CONTENTS Proposed Site Plan	
DRAWING No. P09949 - PL 101	REVISION
FILE REF. File name	



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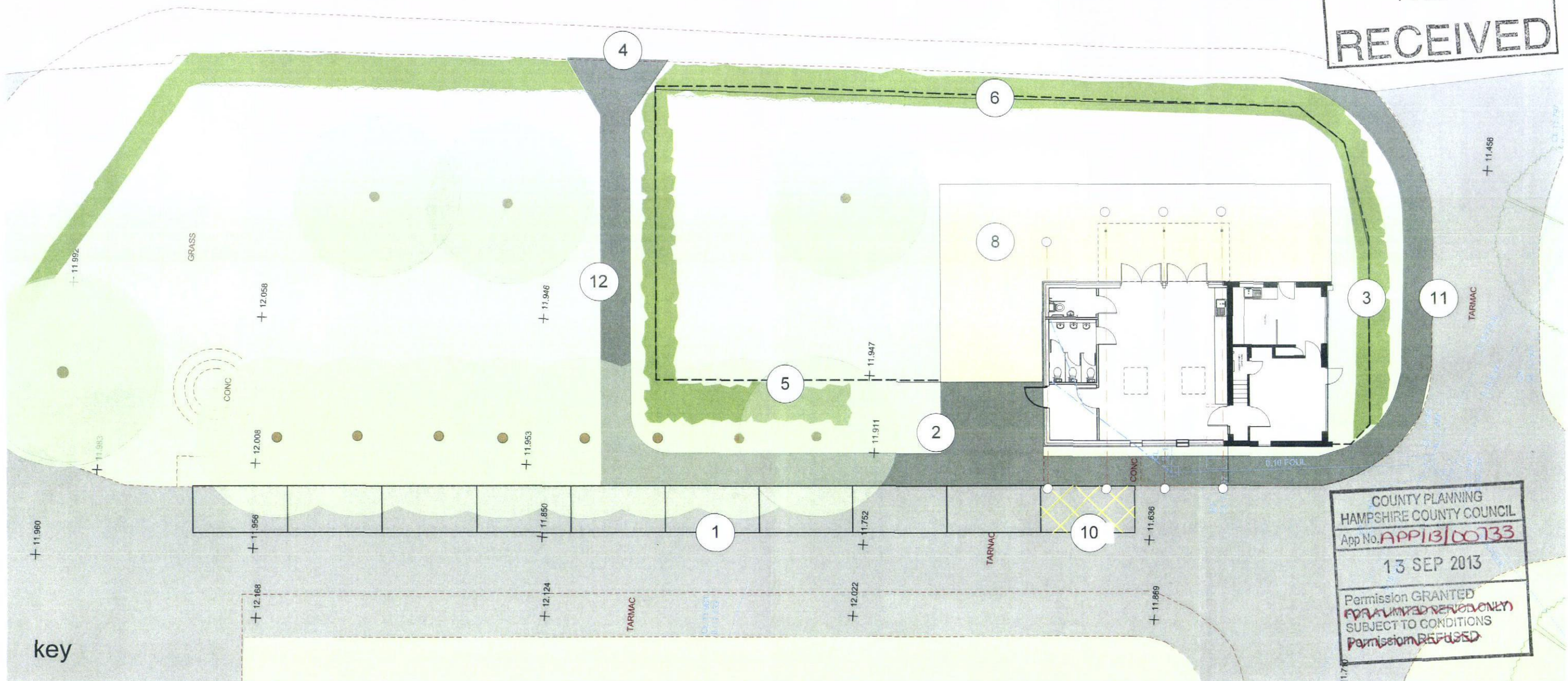
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App No. **APP/13/00133**
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- 1 parking bays designated for pre school drop off
- 2 remove 2 no. trees.
- 3 remove leylandii hedge and replace with lower growing species e.g. hawthorn.
- 4 new pedestrian gated entrance from Southleigh Road
- 5 solid timber fence 2.1m high facing school (20m run)
- 6 1.6m high steel railings painted black behind existing hedge. (65m run)
- 8 rubber crumb play surface 130m2
- 9 general note: detailed soft landscaping proposals to be submitted.
- 10 accessible parking bay
- 11 new footpath for secondary school pupils subject to safe routes to schools funding.
12. new macadam timber edged footpath (94m2)

AMENDED/ADDITIONAL DOCUMENTS
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rev	description	date	by
A	amend notes, remove shed	12.9.13	mjc

PROJECT				SHEET CONTENTS	
Warblington School Sports Development				Proposed Site Plan Pre School	
SCALE	DATE	DRAWN.	CHKD.	DRAWING No.	REVISION
1:200	12.4.13	MJC	—	PO9949 - PL- 102	A
				FILE REF.	PO9949 Pre School Planning Set

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Property Services
Warblington School

STP, Sports Hall & MUGA

Phase One STP
 (covered by separate application.)

Key:

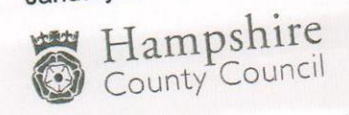
1. Temporary crossover for haul road.
2. Haul road for contractor site access.
3. Controlled crossing into carpark.
4. Controlled crossing for pupils.
5. Construction of Floodlit Synthetic Turf Pitch.
6. Topsoil stripped from site to be formed into a mound and seeded.
7. Cricket nets and long jump location.

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- ▶ Pedestrian Access
- ▶ Existing Vehicular Access (School & Nursery)
- Occupied by School/ Pre School.
- Proposed area of Extension
- Contractors work area
- Contractors Site Fencing.
- Contractors Access
- Temporary pedestrian fencing to separate pedestrian route from construction traffic.
- School Access

1:500 @ A3
P09949 PL 110
 January 2013



jun 2013
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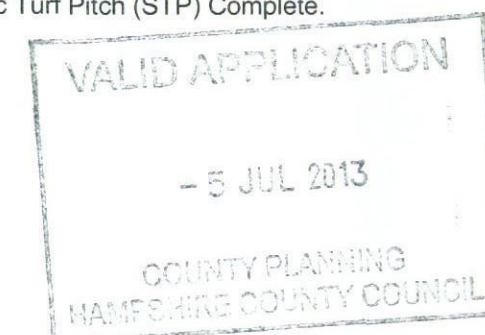


STP, Sports Hall & MUGA

Phase Two



1. Pre school relocated to new facility.
2. Temporary crossover for haul road.
3. Haul road for contractor site access.
4. Controlled crossing into carpark.
5. *Controlled crossing for pupils.*
6. Construction of 4 court (badminton) sports hall plus changing rooms commences.
7. External works, hardplay area.
8. Synthetic Turf Pitch (STP) Complete.



-  Pedestrian Access
-  Existing Vehicular Access (School & Nursery)
-  Occupied by School / Pre School.
-  Proposed area of Extension
-  Contractors work area
-  Contractors Site Fencing.
-  Contractors Access
-  Temporary pedestrian fencing.
-  School Access

1:500 @ A3

P09949 P 112

January 2013

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County Council



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Property Services

Warblington School

STP, Sports Hall & MUGA

Phase Three

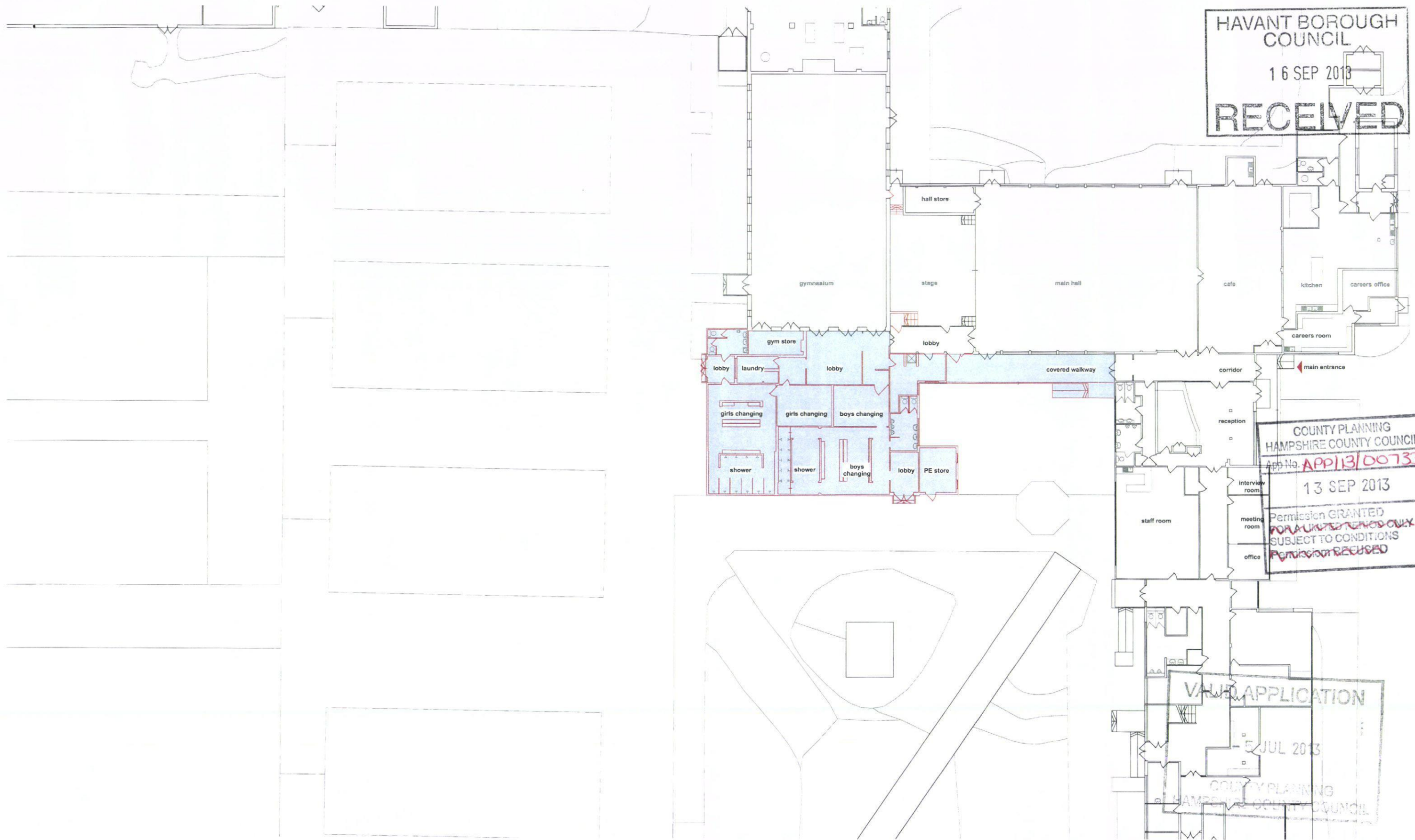
Key:

1. Temporary crossover for haul road.
2. Haul road for contractor site access.
3. Sports hall completed and in use.
4. Demolition of existing sports hall.
5. Demolition of existing changing rooms.
6. Complete corridor link following demolition of changing rooms.
7. Construction of Multi use games area.
8. Access to sports hall via playground side (School Only) until works completed.

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- ▶ Pedestrian Access
- ▶ Existing Vehicular Access (School & Nursery)
- Occupied by School / Pre School
- Proposed area of Extension
- Proposed area of Demolition
- Contractors work area
- Contractors Site Fencing.
- Contractors Access
- Temporary pedestrian fencing.
- School Access

1:500 @ A3
P09949 PL 113
January 2013

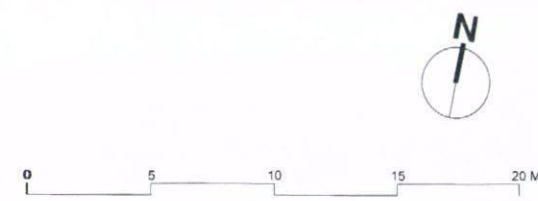


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NOTES
AREA SHADED BLUE DENOTES AREA OF DEMOLITION
DEMOLITION WORKS TO BE COMPLETED IN PHASE 3 -
PLEASE REFER TO DRAWING P09949 104

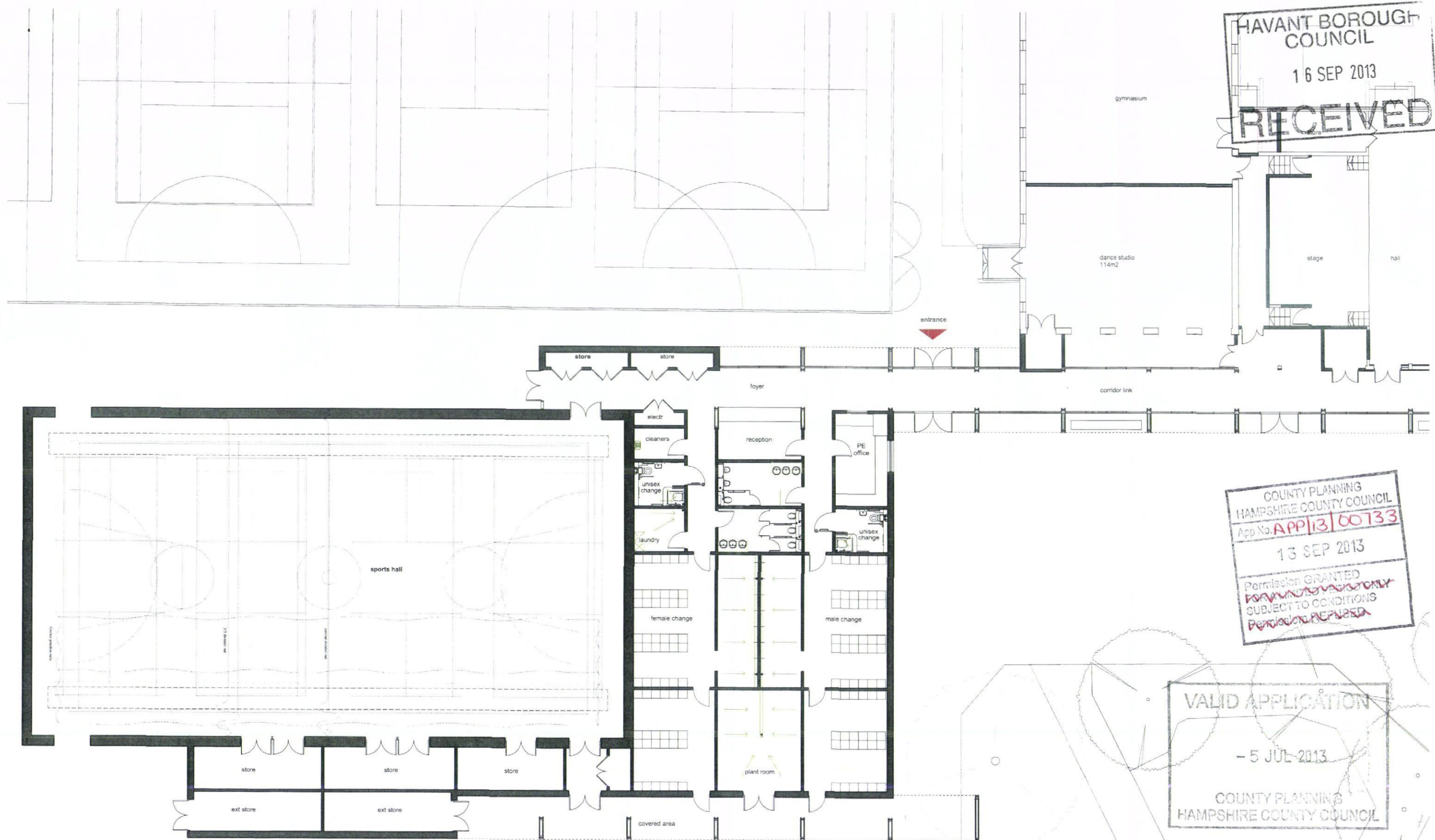


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rev	description	date	by

		HCC Property Services, Three Minsters House, 76 High Street, Winchester SO23 8UL. tel: (01962) 847801	
PROJECT Warblington school Sports Development		SHEET CONTENTS Existing Floor Plan and demolition	
SCALE 1:150 @A1 1:300 @A3	DATE 27.6.13	DRAWN BK	CHKD
DRAWING No P09949- PL 200		REVISION 	
FILE REF P09949-203			

Planning

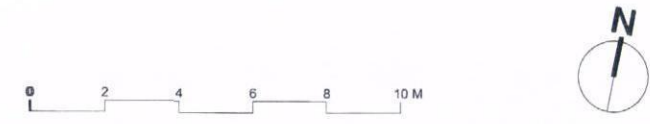


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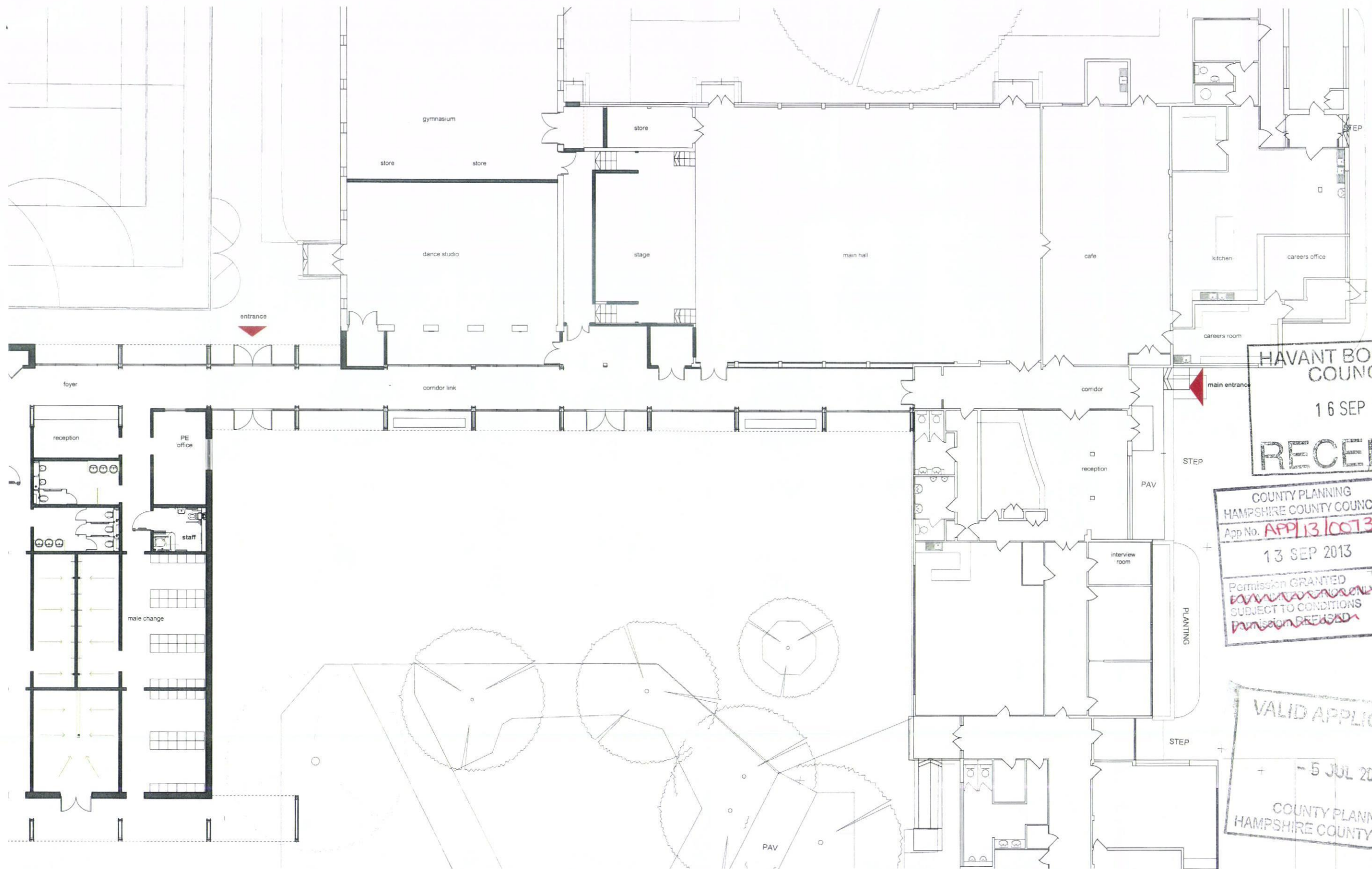
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Hampshire County Council PROJECT Warblington school Sports Development		HCC Property Services, Three Ministers House, 76 High Street, Winchester SO23 8UL. tel: (01962) 847801 Property Services	
SCALE 1:100 @A1 1:200 @A3		SHEET CONTENTS Proposed Floor Plan Sheet 1 sports hall	
DATE 27.6.13	DRAWN MC	CHECKED 	DRAWING No. P09949-PL-201 FILE REF. P09949-203
		REVISION	



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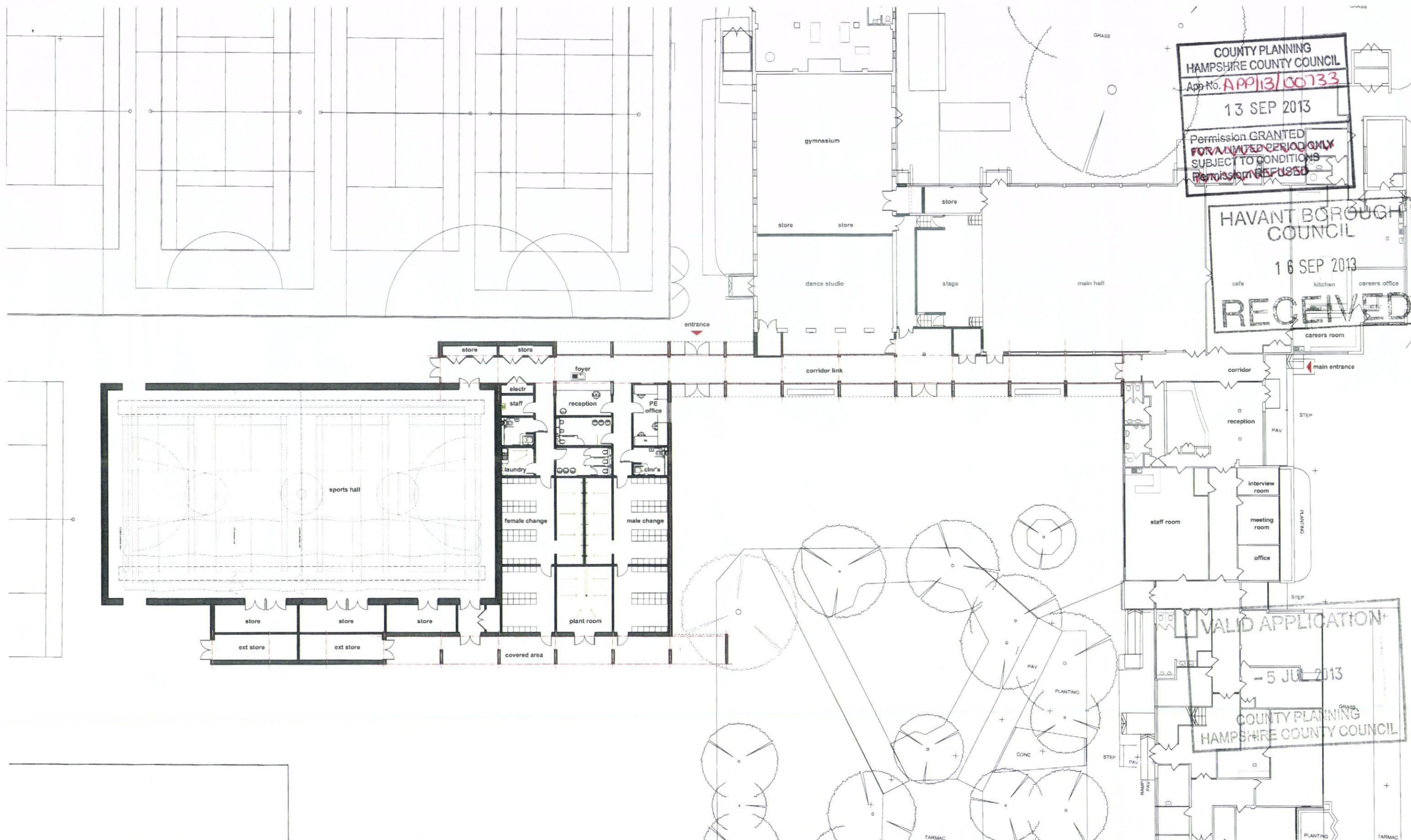


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rev	description	date	by

Hampshire County Council		HCC Property Services, Three Ministers House, 76 High Street, Winchester SO23 8UL, tel: (01962) 847801	
PROJECT Warblington school Sports Development		SHEET CONTENTS Proposed Floor Plan Sheet 2 sports hall	
SCALE 1:100 @A1 1:200 @A3	DATE 27.6.13	DRAWN MC	CHKD
DRAWING No P09949-PL-202		REVISION 	
FILE REF P09949-203			

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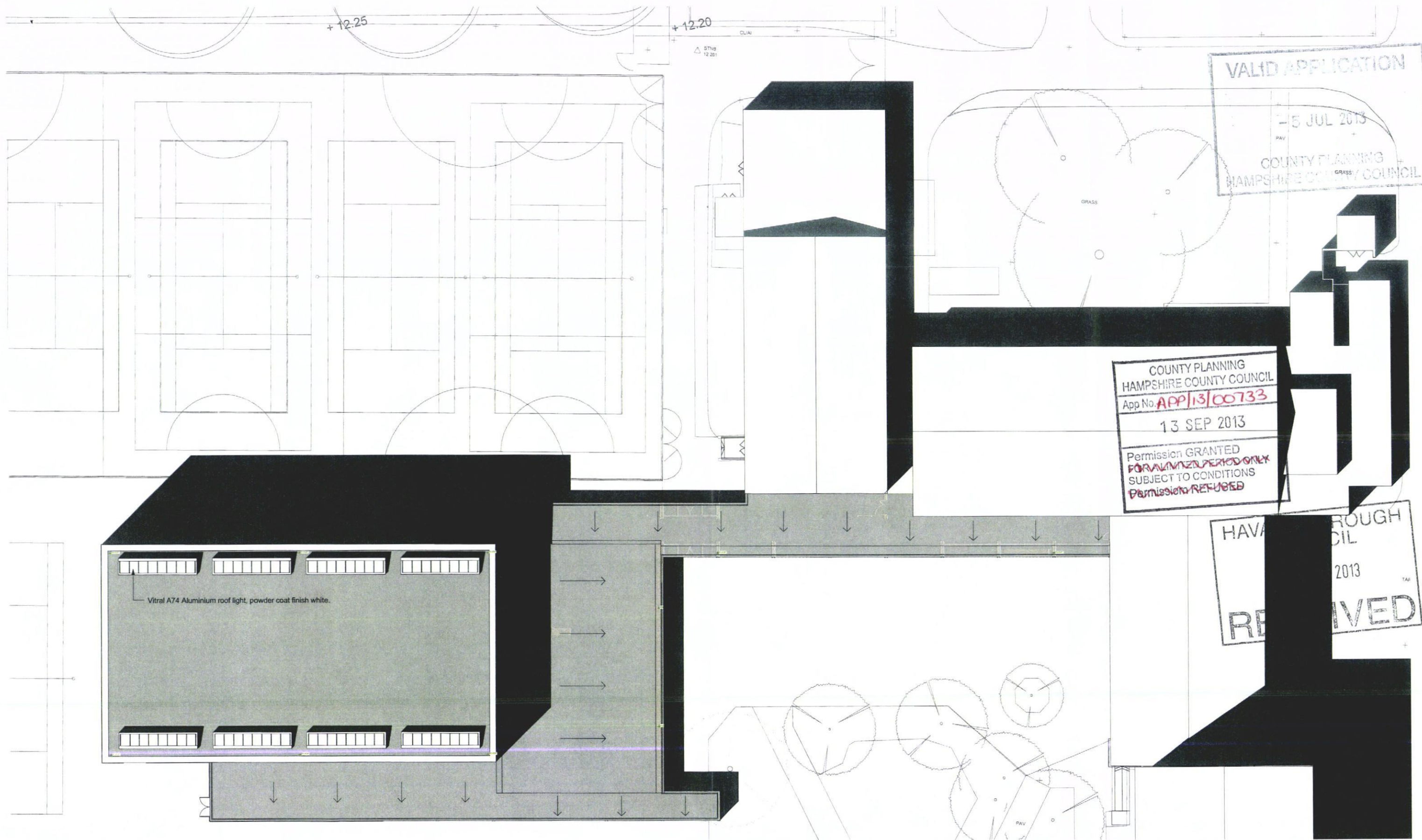


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Hampshire County Council		HCC Property Services, Three Ministers House, 76 High Street, Winchester SO23 8UL tel. (01962) 847801	
PROJECT Warblington school Sports Development		SHEET CONTENTS Proposed Floor Plan	
SCALE 1:150 @A1 1:300 @A3	DATE 27.6.13	DRAWN MC	CHKD
DRAWING No. P09949-PL-203		REVISION 	
FILE REF P09949-203		HCC	



- existing pitched roof, aluminium or existing flat roof felt.
 3 layer felt flat roof with light grey chipping finish.

0 5 10 15 20 M



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rev	description	date	by

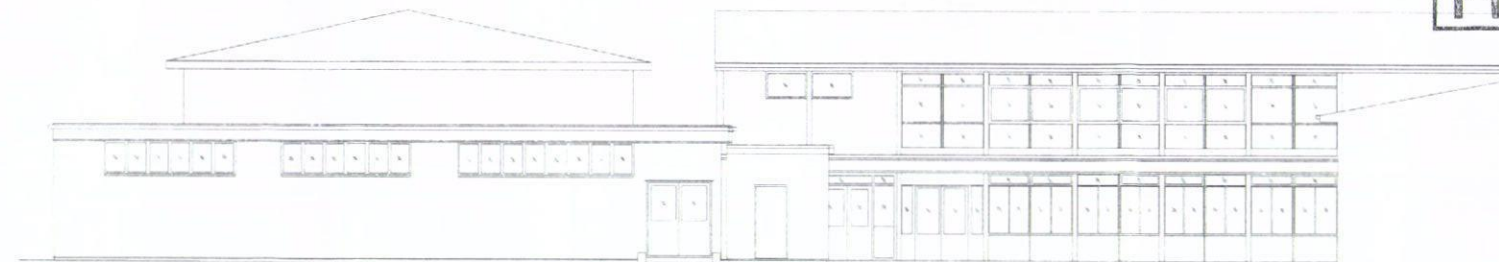
Hampshire County Council HCC Property Services, Three Ministers House, 76 High Street, Winchester SO23 8UL. Tel: (01962) 847801		PROJECT Warblington school Sports Development		SHEET CONTENTS Proposed Roof Plan	
SCALE 1:150 @A1 1:300 @A3	DATE 27.6.13	DRAWN MC	CHKD. MC	DRAWING NO. P09949-PL-205	REVISION P09949-203

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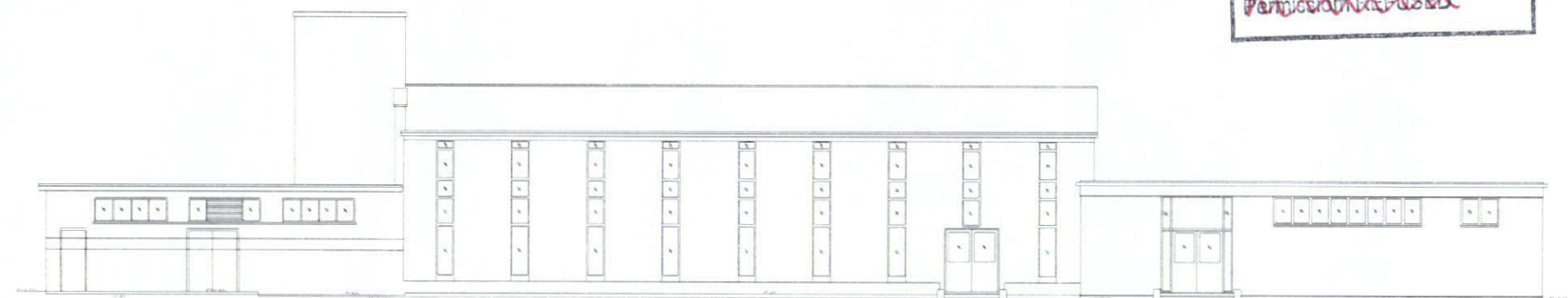
South Elevation of hall and Gymnasium 1: 100

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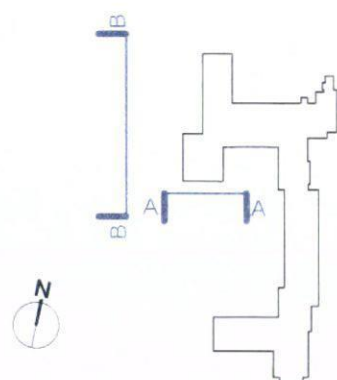


West Elevation of Gymnasium scale 1:100

~~AMENDED~~ ADDITIONAL DOCUMENTS
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0 2 4 6 8 10 M

Notes

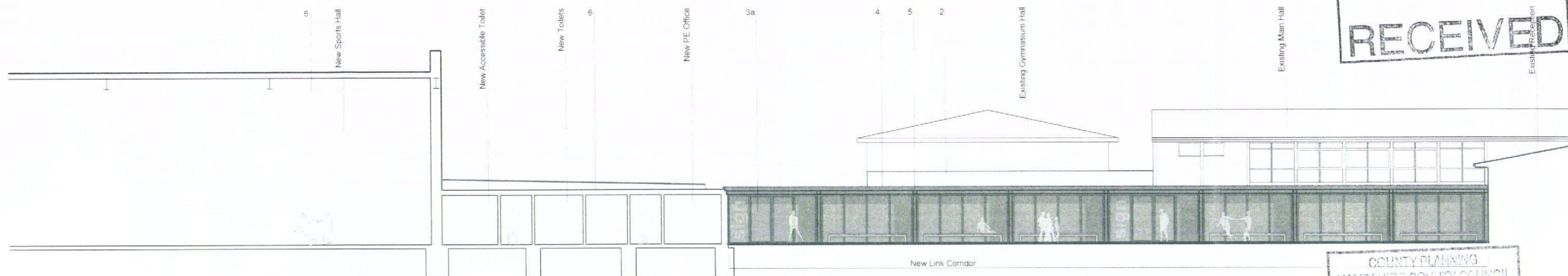
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rev	description	date	by

Hampshire County Council		HCC Property Services Three Minsters House 76 High Street Winchester SO23 8UL tel: (01962) 847801	
PROJECT Warblington school Sports Hall		SHEET CONTENTS Existing Elevations	
SCALE 1:100 @A1 1:200 @A3	DATE 15/03/13	DRAWN BK	CHECKED
DRAWING No P09949-PL-300		REVISION -	
FILE REF P09949-901			

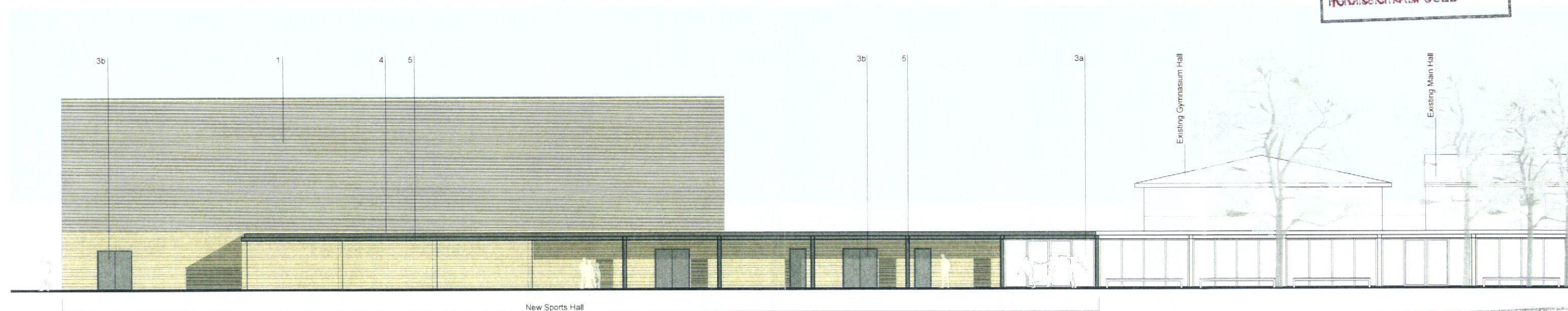
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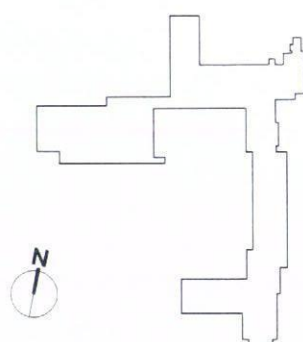
1. (South) Courtyard Elevation

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2. South Elevation

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rev	description	date	by
A	height of hall parapet amended	9.8.13	mc

Hampshire County Council HCC Property Services: Three Ministers House, 76 High Street, Winchester, SO23 8UL tel: (01962) 847801		PROJECT Warblington school Sports Hall		SHEET CONTENTS Proposed Elevations sheet 1	
SCALE 1:100 @A1 1:200 @A3	DATE 27.6.13	DRAWN BK	CHKD BK	DRAWING No P09949-PL-301 FILE REF P09949-901	REVISION A

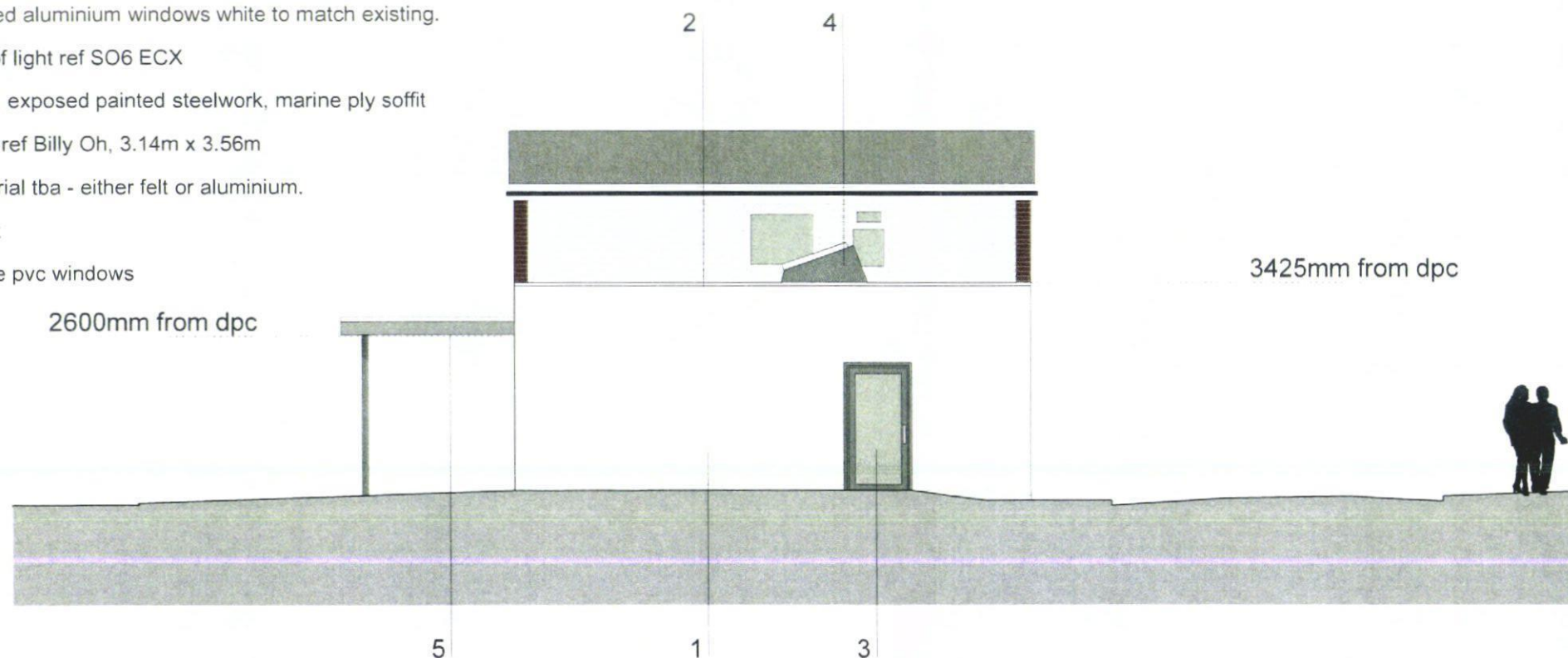
Planning



key

- 1 white render
- 2 aluminium capping powder coated dark grey RAL 7015
- 3 powder coated Aluminium doors - dark grey RAL 7015
- 3a powder coated aluminium windows white to match existing.
- 4 Velux flat roof light ref SO6 ECX
- 5 solid canopy, exposed painted steelwork, marine ply soffit
- 6 Timber shed ref Billy Oh, 3.14m x 3.56m
- 7 roofing material tba - either felt or aluminium.
- 8 existing brick
- 9 existing white pvc windows

2600mm from dpc



elevation 1

elevation 2

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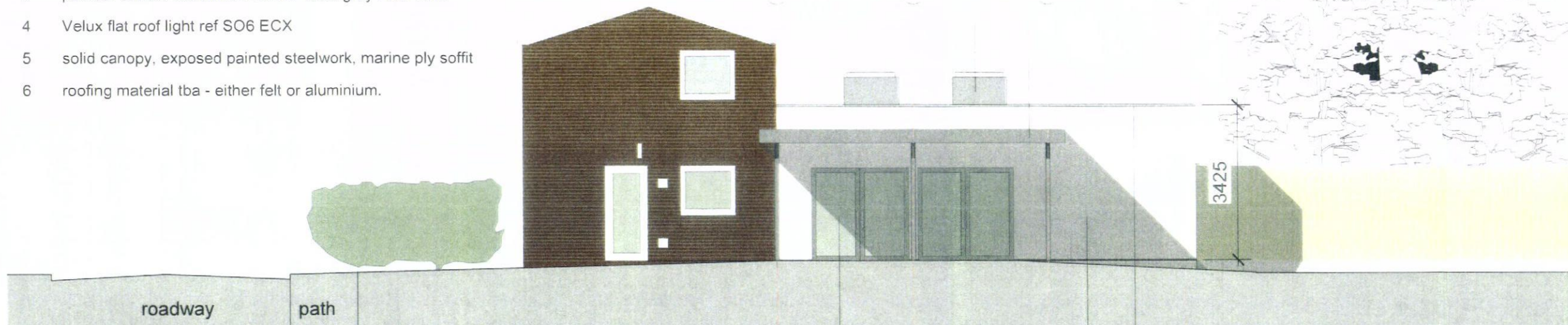
PROJECT Warblington School Sports Development				SHEET CONTENTS Proposed Elevations Warblington Pre School Sheet 1	
SCALE @ A1 100	DATE 12.4.13	DRAWN MJC	CHKD. ---	DRAWING No. PO9949 - PL- 304	REVISION
				FILE REF. PO9949 Pre School Planning Set	

Planning

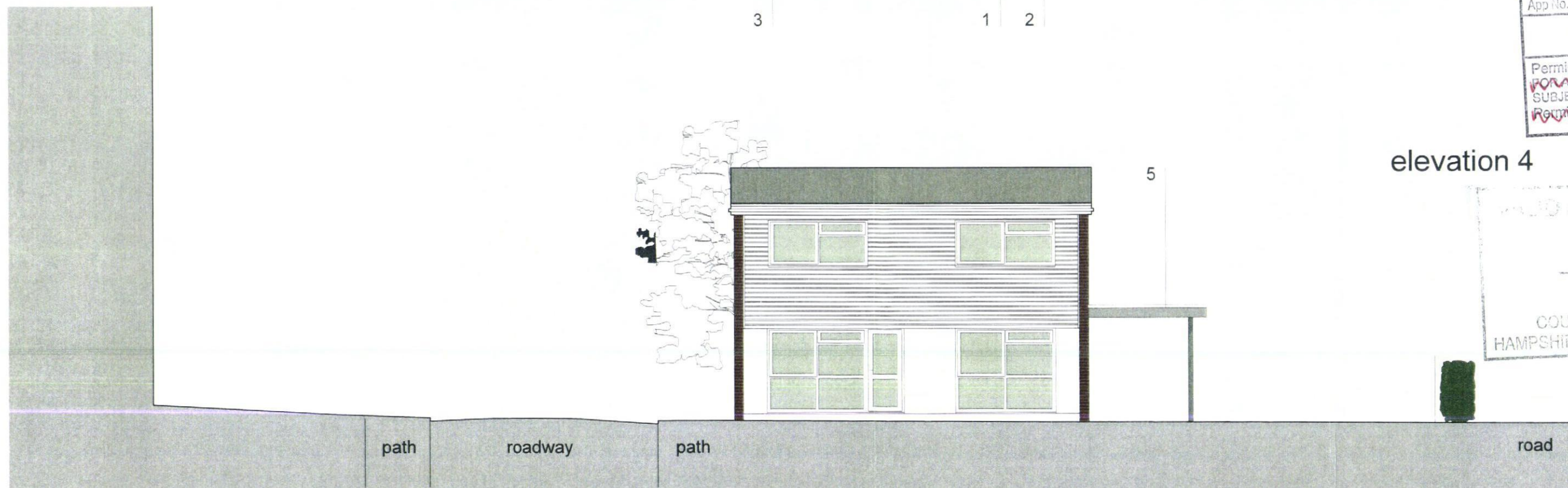


key

- 1 white render
- 2 aluminium capping powder coated dark grey RAL 7015
- 3 powder coated Aluminium doors - dark grey RAL 7015
- 4 Velux flat roof light ref SO6 ECX
- 5 solid canopy, exposed painted steelwork, marine ply soffit
- 6 roofing material tba - either felt or aluminium.



elevation 3



elevation 4



Planning



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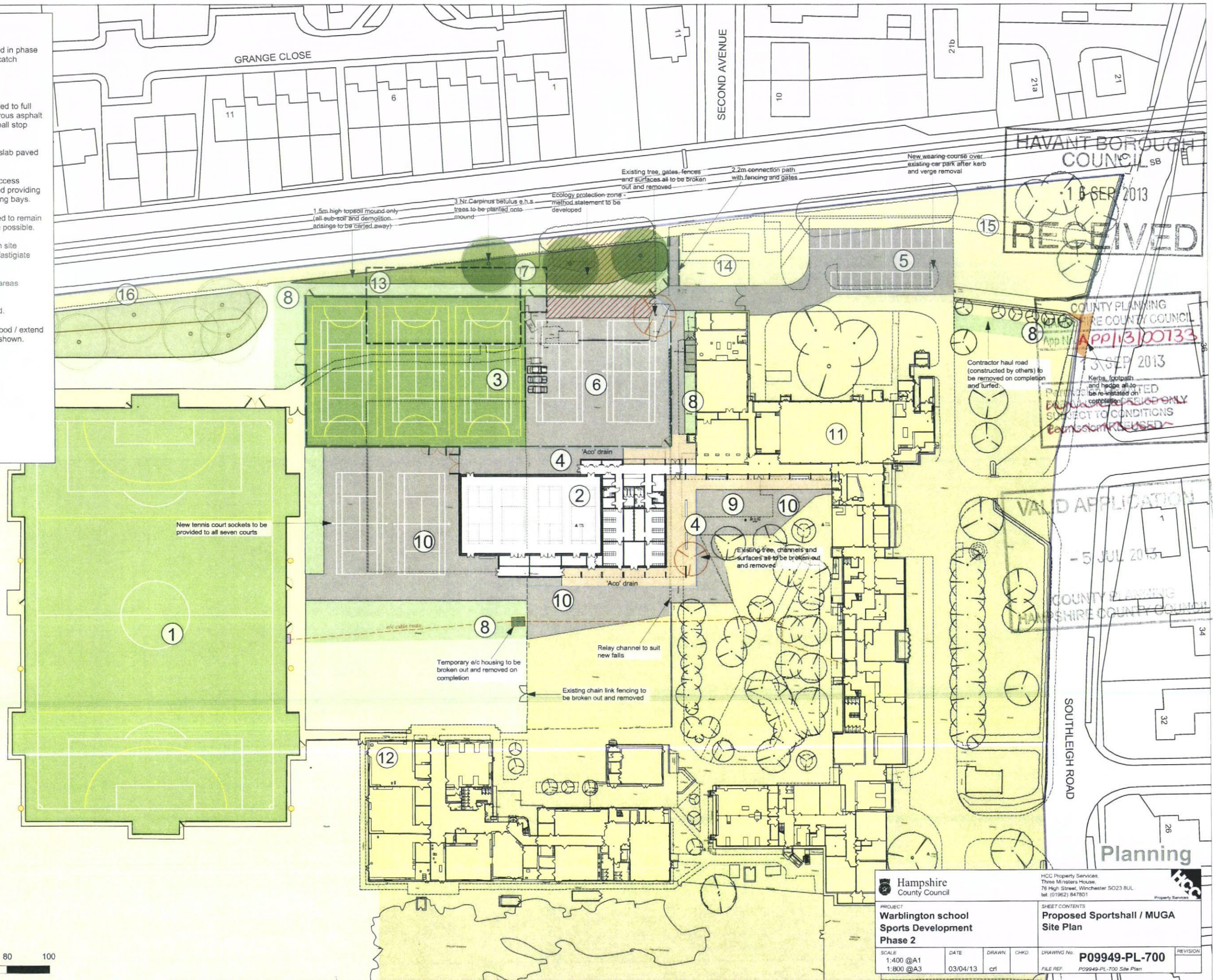
rev	description	date	by

PROJECT Warblington School Sports Development				SHEET CONTENTS Proposed Elevations Warblington PreSchool Sheet 2	
SCALE @ A1 100	DATE 12.4.13	DRAWN MJC	CHKD ---	DRAWING No. PO9949 - PL- 305	REVISION
				FILE REF. PO9949 Pre School Planning Set	



Key

1. Multi-sports Synthetic Turf Pitch - constructed in phase one. To include floodlighting and 4m high ball catch fencing on all sides.
2. Proposed Sports Hall
3. Proposed Multi Use Games Area - constructed to full SUDS specification using a green coloured porous asphalt wearing course and surrounded with 4m high ball stop fencing.
4. Marshalls saxon natural 400 x 400 x 50mm slab paved seating areas to all sides of Sports Hall.
5. Various works to create a new permanent access footpath - including removing existing kerbs and providing new kerbing and white lining to move car parking bays.
6. Overflow parking area. Cars to be marshalled to remain on MUGA surfacing adjacent to building where possible.
7. 1.5m high grass seeded mound formed from site stripped topsoil - planted with three 12-14cm fastigate Hornbeam root balled trees.
8. Turf to be used for all grass re-instatement areas (except topsoil mound which is to be seeded).
9. Existing changing room block to be removed.
10. Dense asphalt overlay surfaces to make good / extend existing hard play areas and access paths as shown.
11. Existing Main School building.
12. Existing Art and Technology block.
13. Existing Sports Hall - to be removed.
14. Existing cycle parking area.
15. Sustrans route Phase 1.
16. Sustrans route phase 2.



Hampshire County Council HCC Property Services, Three Ministers House, 76 High Street, Winchester SO23 8UL Tel: (01962) 847801			
PROJECT Warblington school Sports Development Phase 2		SHEET CONTENTS Proposed Sportshall / MUGA Site Plan	
SCALE 1:400 @A1 1:800 @A3	DATE 03/04/13	DRAWN crl	CHKD
DRAWING No. P09949-PL-700		REVISION FILE REF: P09949-PL-700 Site Plan	

0 5 10 20 30 40

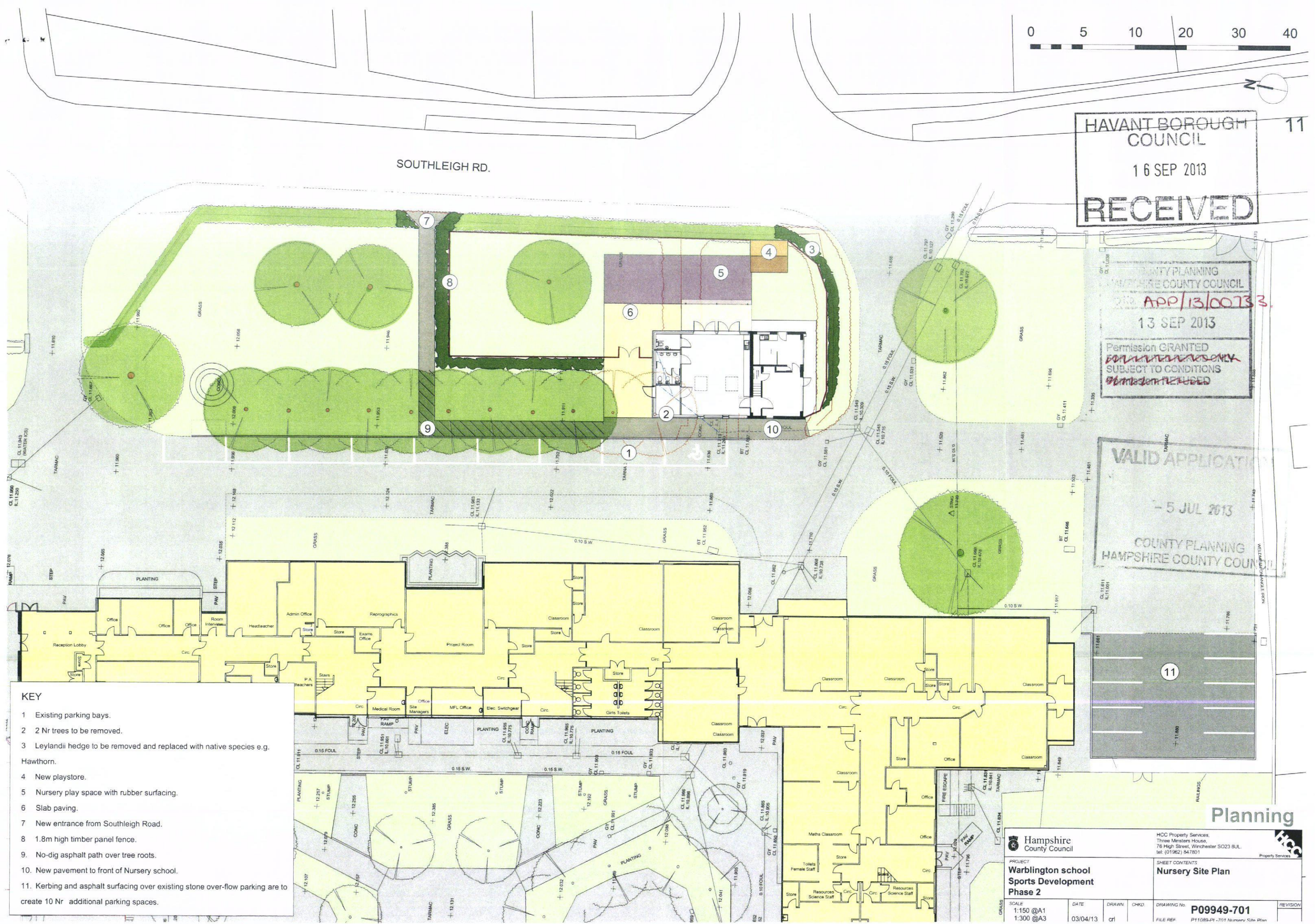


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SOUTHLEIGH RD.



KEY

- 1 Existing parking bays.
- 2 2 Nr trees to be removed.
- 3 Leylandii hedge to be removed and replaced with native species e.g. Hawthorn.
- 4 New playstore.
- 5 Nursery play space with rubber surfacing.
- 6 Slab paving.
- 7 New entrance from Southleigh Road.
- 8 1.8m high timber panel fence.
- 9 No-dig asphalt path over tree roots.
- 10 New pavement to front of Nursery school.
- 11 Kerbing and asphalt surfacing over existing stone over-flow parking are to create 10 Nr additional parking spaces.

Planning

Hampshire County Council		HCC Property Services, Three Minsters House, 76 High Street, Winchester SO23 8UL tel: (01962) 847801	
PROJECT Warblington school Sports Development Phase 2		SHEET CONTENTS Nursery Site Plan	
SCALE 1:150 @A1 1:300 @A3	DATE 03/04/13	DRAWN CRL	CHKD. CRL
DRAWING No. P09949-701		REVISION	
FILE REF P11089-PI - 701 Nursery Site Plan			