
Site Address: Park Community School, Middle Park Way, Havant, PO9 4BU
Proposal: Hampshire County Council consultation for the construction of a synthetic turf pitch with flood lighting and associated landscaping works.
Application No: APP/13/01217 Expiry Date: 23/01/2014
Applicant: Mr M Saunders Team: Team 2
 Hampshire County Council
Agent: Mr M Rankine Case Officer: Daphney Haywood
 Hampshire County Council
Ward: Barncroft

Recommendation: **RAISE NO OBJECTION**

1 Site Description

The site the subject of this application comprises education establishment on the west side of Middle Park Way. The site is surrounded by relatively high density residential properties.

2 Planning History

None relevant.

3 Proposal

This case concerns a Hampshire County Council consultation on a planning application for the construction of a synthetic turf pitch with flood lighting and associated landscape works.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager.

Contamination

It is understood that the site of the proposed sports pitch partly overlays previously developed land, the site being open / agricultural (and school playing fields) prior to its initial development.

The previous landuses at the site is relatively low risk – the former school building was modern (constructed between 1966 & 1972) , and there is no reason to suspect

the routine storage or handling of any potentially hazardous, harmful or otherwise polluting materials at the site.

The primary risk from the former building would be from potential Asbestos Containing Materials (ACM's) used in it's construction, and potentially released during, or remaining onsite following demolition. This is not a particular risk if left in situ, undisturbed and covered with a suitable thickness of clean topsoil. I have no adverse comments to make with respect to this application.

Noise and Lighting

Lighting:

The Abacus report and proposals submitted for the pitch lighting, appear to have adequately taken into account the prevention of light pollution problems to the surrounding residents; if the lighting is constructed as per the proposal, I raise no objection to this aspect of the application.

Noise:

24Acoustics report and proposals, especially in relation to an 1.8 metre bund along the eastern boundary and a 2 metre acoustic barrier on the southern boundary, refer. I am prepared to accept that these proposals if implemented as per the 24Acoustics recommendation, should assist in preventing unreasonable disturbance to nearby residents or prevent them from enjoying the amenities of their own properties.

Item 4.8.1 and 4.8.2 of the Design and Access statement refer to the provision of a noise attenuation barrier being excluded. This in direct contrast to 24Acoustics recommendations, their own consultants, as mentioned above.

It is in this regard therefore that I object to the approval of this application.

If however the applicant is prepared to revert to the acoustic consultants recommendations, and the Authority is of a mind to approve this application thereafter, I would ask that the following conditions be imposed:

Condition 1: Noise from construction works

No works or ancillary operations associated with the construction of the development which is audible at the site boundary or at such other place as may be agreed with the Local Planning Authority, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times

Monday to Friday: 8.00 – 18.00

Saturday: 8:00 – 13.00

Unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: To protect the occupants of nearby residential properties from noise and vibration nuisance.

Condition 2: Operating periods

This facility should only be utilized between the hours of:

Monday to Friday: 09:00 - 21:00

Saturday: 09:00 - 20:00
Sunday or Public Holiday: 09:00 - 18:00

Reason: The 22:00 weekday session end time for the proposed STP would be detrimental to the amenities of occupiers of nearby residential properties. The close proximity of the facility with these properties and the use of the STP beyond 21:00 during weekday evenings, especially during the summer months, will result in a significant loss of quiet enjoyment of these properties

Condition 3: Dust suppression method / s to be used at the proposed site

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.

Landscape Team The proposed footpath and planting are as agreed with the Environment Agency and the school at joint liaison meetings. It was also agreed after the public consultation that the detailed planting scheme would be discussed with local residents after planning approval. Therefore I have no landscape objection to the proposed STP.

Development Engineer no adverse comments, no conditions

6 Community Involvement

Hampshire County Council is responsible for carrying out Publicity for the application.

7 Planning Considerations

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 on nearby properties
- (iii) Visual impact.

- (i) Principle of development

It is considered that the provision of a sports pitch for the existing school on a site within the built up area is acceptable in principle.

- (ii) Impact on nearby properties

The site lies in proximity to residential properties and Noise and Light assessments to support the proposal have been carried out. These have been assessed by the

Environmental Health Officer who has identified the potential for noise nuisance. Subject to the provision of the 1.8 metre bund along the eastern boundary and a 2 metre acoustic barrier on the southern boundary and conditions EHO would not raise objection.

(iii) Visual impact. _

In respect to the visual impact, the provision of the pitch, lighting and boundary treatment will have a visual presence, but this will be in character with the context of an existing school site and as such is not considered detrimental. A landscape condition s recommended.

8 **Conclusion**

Subject to the conditions recommended by he Environmental health Officer the proposed development would not have a detrimental impact ont he visual nor residential amenities of the area.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/13/01217

subject to the following conditions

- 1 The work shall be carried out in full accordance with the recommendations of the Acoustic Report prepared by 24Acoustics including the provision of 1.8 metre bund along the eastern boundary and a 2 metre acoustic barrier on the southern boundary.

Reason: To protect the occupants of nearby residential properties 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.

- 2 No works or ancillary operations associated with the construction of the development which is audible at the site boundary or at such other place as may be agreed with the Local Planning Authority, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times
Monday to Friday: 8.00 – 18.00
Saturday: 8:00 – 13.00

Unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: To protect the occupants of nearby residential properties 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.

- 3 This facility should only be utilized between the hours of:
Monday to Friday: 09:00 - 21:00
Saturday: 09:00 - 20:00
Sunday or Public Holiday: 09:00 - 18:00
Reason: To protect the occupants of nearby residential properties 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.
- 4 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 policy CS16 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 policy CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 No development hereby permitted shall be commenced until
- A tree survey with Root Protection Areas and overlay of proposed pitch
 - a service run plan,
 - a Method Statement and Tree Protection Plan
- have been submitted to and approved in writing by the Local Planning Authority. the development shall be carried in accordance with the approved details.

Reason: To ensure proper tree protection and having due regard to policy CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.