



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/13/01217**

HCC Ref: HVE025

For: Hampshire County Council

Date of Application: 28 November 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: **Construction of a synthetic turf pitch with floodlighting and associated landscape works.**

Site address: **Park Community School, Middle Park Way, Havant, Hampshire PO9 4BU**

Plans and particulars: **P10178-L-105RevA, P10178-L-107RevA, P10178-L-102RevE, P10178-L-103, P10178-L-108, UKS1962/6, B1780400/Tree0004**

Reason for Approval

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 pitch would not have any significant visual impact or materially harm the character of the area and there will not be any significant harm to the amenity of local residents (Policy CS16 - High Quality Design). 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**

25 February 2014



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Commencement

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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/demolition (ie. no delivery vehicles, no contractors' cars, nor plant and machinery) in the morning between 0830 and 0915; and in the afternoon between 1515 and 1545.

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

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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 or after 1800 Monday to Friday inclusive, before 0800 or after 1300 on Saturday and not at all on Sunday or recognised public holidays.

Reason: In the interests of amenity of local residents in accordance with Policy CS16 of the Havant Borough Core Strategy March 2011.

Protection of Water Environment

5. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year 20% critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason: To ensure adequate drainage of the site in accordance with Policy CS15 of the Havant Borough Core Strategy March 2011.



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Tree Protection

6. The trees to be retained shall be protected during building operations by the erection of sturdy protective fencing in strict compliance with the requirements of the Local Planning Authority to ensure their protection. The existing trees shall not be lopped, topped, felled or destroyed unless detailed on General Arrangement Plan (drawing P101778-L-102).

Reason: In the interests of visual and residential amenity and the safeguarding of the nature conservation interests of the site and adjoining land in accordance with Policy CS11 of the Havant Borough Core Strategy March 2011.

Hours of Use

7. The floodlights for the hard court play area shall only be switched on when necessary and then only between the following hours:
0830 and 2130 (Monday to Friday) for the period 30 September to and including 30 April
0830 and 2100 (Monday to Friday) for the period 01 May to and including 29 September
and 0900 to 2000 on Saturday and Sunday.

Reason: In the interests of amenity of local residents and safeguarding the conservation status of bats in the vicinity in accordance with Policy CS11 and CS16 of the Havant Borough Core Strategy March 2011.

8. Hours of use (Synthetic Turf Pitch 'STP'):
08:30 to 21:15 (Monday to Friday) for the period 30 September to and including 30 April
08:30 to 20:45 (Monday to Friday) for the period 01 May to and including 29 September
09:00 to 19:45 (Saturday Sunday and Bank Holidays)

Reason: To protect the amenity of the local community in accordance with Policy CS16 of the Havant Borough Core Strategy March 2011.



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Noise

9. The noise generated by the floodlit Synthetic Turf Pitch 'STP' shall be monitored over a period of 12 months from the date of first use (to be confirmed in writing to the Local Planning Authority). If within the 12 month period the noise levels generated through the use of the STP within the evenings or at the weekends exceed 55 dBLAeq, 1hour and/or lead to complaints, details of noise mitigation measures (including proposed 1.8 m bund along the eastern boundary and 2 m acoustic barrier on the southern boundary in the location detailed on Drawing Figure 2 of 24 Acoustics report) shall be submitted to the Local Planning Authority for written approval. The measures shall be erected within one month from the date of approval and remain in accordance with the approved details.

Reason: In the interests of the local amenity in accordance with Policy CS16 of the Havant Borough Core Strategy March 2011.

10. Shock absorbent washers shall be incorporated within the design and build of the fencing surrounding the pitch.

Reason: In the interests of the local amenity in accordance with Policy CS16 of the Havant Borough Core Strategy March 2011.

Floodlighting

11. The floodlights shall be installed in accordance with the Abacus lighting specifications (Challenger 1 AL5760 series) and results shown in the Abacus vertical overspill plan UKS19626/6.

Reason: In the interests of amenity of local residents and safeguarding the nature conservation interests of the site and adjoining land in accordance with Policy CS16 of the Havant Borough Core Strategy March 2011.

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12. Before the floodlights are erected and brought into use, written details of how the lighting shall be monitored for overspill within the first 12 months of use shall be submitted to the Local Planning Authority. Any overspill (outside of the area detailed in the Lighting Plans by Abacus vertical overspill plan UKS1962/6) from the lantern shall be reduced by adjusting them as soon as possible from the date of notification of the overspill and within a maximum of 10 days to the satisfaction of the Local Planning Authority. The monitoring process shall be subsequently carried out including after the lighting has been lowered and re-erected following any necessary maintenance.

Reason: To ensure the impact of the lighting is minimised on the occupiers of nearby properties and in the interest of safeguarding the nature conservation interests of the site and adjoining land in accordance with Policy CS16 of the Havant Borough Core Strategy March 2011.

Landscaping

13. No works shall start on site until a detailed landscape strategy for the site has been submitted to and approved in writing by the Local Planning Authority. This strategy shall include the mound, fencing, measures to protect existing trees/vegetation and provide supplementary planting to improve the landscape and biodiversity value of the site. Once approved, the strategy will be implemented in full in the first available planting season. Any planting removed, dying, becoming seriously diseased or damaged within a five year period from date of planting shall be replaced with planting as originally required to be provided.

Reason: In the interests of visual and residential amenity and to safeguard the nature conservation interests of the site and adjoining land in accordance with Policies CS11 and CS16 of the Havant Borough Core Strategy March 2011.



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Nature Conservation

14. Works shall be carried out in accordance with the measures set out within section 5 of the Phase 1 Ecological Survey and Phase 2 Bat Survey (HCCET, October 2013) relating to lighting design and vegetation screening.

Reason: In the interests of the nature conservation interests of the site and adjoining land in accordance with Policy CS11 of the Havant Borough Core Strategy March 2011.

Cycle provision

15. Prior to development commencing, details for the location and design of covered cycle storage provision available for the proposed pitch shall be submitted to the Local Planning Authority and implemented as approved.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport in accordance with Policy CS7 of the Havant Borough Core Strategy March 2011.

Community Use

16. Prior to the commencement of the use of the development a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport in accordance with Policy CS7 of the Havant Borough Core Strategy March 2011.



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Advice note

1. In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees. This approach has been taken positively and proactively 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.
2. 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.