
Site Address: Purbrook Park School, Park Avenue, Waterloo, PO7
5DS
Proposal: Grading and drainage of sports field, re-surfacing and re-fencing of
sports court, resiting of jumping pit with runup
Application No: APP/14/00464 Expiry Date: 26/08/2014
Applicant: Mr Foxley Team: Team 1
Purbrook Park School
Agent: Mr MacGregor Case Officer: David Eaves
Sports Ground Design Limited
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The proposal relates to the playing fields for Purbrook Park School which lies to the south of the school buildings. The site is bounded to the east, south and west by residential properties fronting Fir Copse, The Dale and Park Avenue respectively.
- 1.2 The playing fields currently consist of a sloping grassed field site which falls from west to east with other localised levels changes and a MUGA with hardsurface on the eastern side of the site. To the extreme east of the site is a small pond area.

2 Planning History (Last 10 years)

APP/14/00687 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. Current Application

APP/14/00584 Erection of single storey external lean-to building for storage purposes. Permitted September 2014

09/50478/027 Proposed food tech room extension. HCC Permitted Jan 2010

07/50478/026 Consultation by HCC for upgrading of existing and introduction of new fire doors to protect existing staircase enclosure. Introduction of new contemporary handrail to main staircase to bring up to current standards. Raised No Objection Jan 2008

01/50478/025 Remove 3 no portico columns and rebuild and render all 4 to match existing Permitted March 2002

98/50478/022 Retention and replacement of windows to all elevations of block C and kitchen and dining room Permitted May 1998

97/50478/021 Renewal of existing windows, doors, and cladding to science block Permitted June 1997

97/50478/020 Proposed alterations to north & south elevations of detached science block Permitted Aug 1997.

96/50478/019 Consultation under circular 18/84 (crown land) for demolition of existing timber

hut and internal and external alterations to existing Nissen Hut Raised No Objection Aug 1996

94/050478/018 Erection of single storey library resource area extension adjacent to existing extension to listed building. Permitted

94/50478/017 Erection of new build extension to resource area attached to library facilities. Permitted

94/50478/016 Erection of single storey staffroom extension adjacent to existing extension to Listed building and remodelling of existing staffroom. Permitted

94/50478/015 Erection of new build extension to staffroom facilities and remodelling of existing staffroom. Permitted

94/50478/014 Listed Building Consent for conversion of one ground floor room into a number of individual offices Permitted

3 Proposal

Grading and drainage of sports field, re-surfacing and re-fencing of sports court, resiting of jumping pit with runup. The works also incorporate an increase in the volume of the pond to the east of the site.

4 Policy Considerations

National Policies

National Planning Policy Statement 2012

Technical Guidance to the National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS1 (Health and Wellbeing)

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

CS20 (Transport and Access Strategy)

CS7 ()

DM1 (Recreation and Open Space)

DM10 (Pollution)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Arboriculturalist

Principal Oak on Playing field - We have received a plan showing that the tree's RPA is subject to a slight percentage incursion to facilitate the change of levels required to allow development of the sports ground. Whilst this is not optimal and I understand that there are no alternative options for the siting of the field. In this instance a robust AMS and TPP must be submitted prior to any works being undertaken and agreed in writing with HBC and the applicant.

Proposed corner planting - The proposed planting in this area would prove problematic due to the existing tree cover, an alternative option would be to plant on the bank.

Comment: The recommended conditions have been discussed and agreed with the Council's Arboriculturalist.

Environmental Health

Conditions requested in relation to:

- Noise from construction works (hours)
- Dust suppression method

Comment: These conditions are not normally now imposed by the LPA. The nature of the development however, which requires significant earth re-grading activity in close proximity to residential properties means that these conditions are considered to be reasonable and necessary meeting the planning tests applicable. The hours requested by the EH Officer have been slightly amended to reflect the LPA standard hours (where imposed).

Engineering/Drainage

(Further Comments)

Having met on site and discussed the various options available I am content that the current proposed condition meets the requirements of the Land Drainage Authority and on that basis the application can be determined. The use of the pond in acting as the terminal point is acceptable given the monitoring which has already been done, combined with historic observations. If future monitoring identifies a requirement for a positive outfall to the surface water sewer system, this is permissible under section 114A of the Water Industry Act 1991 (as amended by the Water Act 2014).

The design of the land drainage system within the playing field area will ensure that outflow is lower than presently exists, and so the likelihood of flooding of neighbours to the south in The Dale will be reduced, even with the extensive earthworks proposed. The system incorporates flow control devices which will enable the system to store water and release it gradually over a period of time, mimicking natural processes. The footprint of the Pond will be increased, thus increasing storage if and as required, and providing an area where pupils can potentially learn environmental skills.

We discussed whether there should be an informative added with respect to carrying out the flow calculations at this time so that the information is to hand if required. I think there is value in this, but not to delay determination.

(Original Comments)

The 'Infiltration SUDS' report is based on a generic desk study and does not reflect actual ground conditions as far as I am able to tell. The report itself highlights areas of the site where SUDS are not appropriate but the drainage design then puts a soakaway in that area.

I would suggest we need to see an actual ground investigation at the site to determine the actual conditions, rather than generic results from the desk study.

There has been a history of water running off these fields into the road and we need to ensure this is not exacerbated.

Development Engineer

It would appear that it does not involve a great deal of material from or into the site. However there will be deliveries of materials by lorries a Construction and Environmental Management Plan is required and this will include wheel washing and routing agreements.

Comment: Conditions in relation to Construction traffic routing and wheel washing together with hours of work and dust suppression are recommended to be imposed by planning condition.

Landscape Team (final comments)

Pitch size/location:

If the increase in distance and therefore boundary tree retention has been achieved by moving the whole plateau north and east as noted without decreasing the size of the pitch and without negative impact elsewhere on the site then of course this is fine.

Pitch fencing:

The trees should act as sufficient screening and reduce potential ball loss. If residents have not raised concerns then I am happy to not add extra visual intrusions. I hope the school will review the site once established and if issues are raised at a later date once implemented that they will address them for their own, and residents benefit.

Planting around fenced MUGA:

Planting as close as is practicably possible to the existing fence line (1.5 meters?) with several slender species that will create a strong visual barrier would be considered suitable.

Pond fencing:

The Client when on site showed an interest in the proposal to fence the wider area rather than so close to the pond itself which will not create the pond character envisaged - a fence around the perimeter could easily incorporate a small gate. I would be happy to discuss a plan with the client to look at both options for their consideration.

Embankment slopes:

Details approved.

Western Boundary Planting:

Approved.

Tree Planting Corner of Pitch (western boundary):

I feel it will be difficult to achieve this planting bearing mind the existing planting which is to be retained.

The plan reflects the only the approximate canopy line of the existing trees but I feel that achieving planting within the root zones will present problems. I would not suggest use of the deciduous *Liriodendron tulipifera* where leaf fall on the corner of the pitch but would suggest amending this to a Holm oak-*Quercus ilex*, and omitting the Holm oak shown closest to the boundary.

Comment:

Notwithstanding the details submitted a landscaping condition is recommended to ensure suitable boundary and mitigation planting is provided.

Public Spaces Development Manager

No comments received.

Sport England

Site forms part of playing field.
Facilities proposed are outlined.

The improved facilities are intended to deliver the PE and sport curriculum. The application does not mention any intention to make these facilities available to the community for sport.

Sport England has considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches.

Sport England supports the provision of new facilities and would encourage the school to consider making these facilities available for community sport. Sport England recommend that the school identify local clubs who could make use of the facilities with an intention to sign a Community Use Agreement (CUA) in order to clearly agree with the users how it is intended to operate.

The school should also consider the introduction of sports lighting to serve the tennis courts and 3G pitches. Outdoor sports lighting extends the hours of play (in some instances up to 1000 hours per annum) particularly in winter and increases flexibility in programming for users. Not only does it allow more people to participate in sport, it also provides opportunities for sports clubs to become more viable by increasing the number of users. Well designed and properly installed sports lighting should limit and control light spillage. In recent years there have been significant improvements in sport lighting technology and surface design to help reduce light spillage.

Comment: There is no current proposal for lighting. The school will need to consider the appropriateness of more public use of the facilities.

It is acknowledged that the pitch dimension are not necessarily compatible with the guidance provided by National Governing Bodies for sport, albeit they are being laid out to make the best possible use of space.

This being the case, Sport England **does not wish to raise an objection** to this application.

Environment Agency

The Environment Agency has no objection to the proposed development as submitted.

The site is located in Flood Zone 1, defined by the NPPF as having a low probability of flooding from rivers or the sea.

Requirement of the NPPF that any planning application submitted for development over 1ha in Flood Zone 1 is accompanied by a FRA.

Requirements of FRA outlined.

Southern Water

Public Surface water sewer within site. Exact position must be determined on site by the applicant before the layout of the proposed development is finalised.

No development or new tree planting should be located within 3.5m of centreline of the public sewer and all existing infrastructure should be protected during the course of the construction works and no new soakaways should be located within 5m of a public sewer.

Potential for other sewers crossing the site requirements.

Councils Building Control officers or technical staff should be asked to comment on adequacy of soakaways to dispose of surface water from development.

SUDS rely on facilities which are not adoptable by sewerage undertakers. The applicant will need to ensure that arrangements for the long term maintenance of SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system. Where a SUDS scheme is to be implemented, the drainage details submitted to the LPA should:

Specify responsibilities of each party for the implementation of the SUDS scheme.

Specify a timetable for implementation.

Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The application details for the development indicate that the proposed means of surface water drainage for the site is via a watercourse. The Councils technical staff and the relevant authority for land drainage consent should comment in the adequacy of the proposals to discharge surface water to the local watercourse.

Comment: The drainage requirements are covered by condition. An informative in relation to the protection of existing infrastructure is recommended.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 83

Number of site notices: 4

Statutory advertisement: 20/06/2014

Number of representations received: 1

Summary:

Rear gardens of properties in The Dale suffer from regular flooding due to drain off from the school grounds/sports fields.

This has not always been the case and it is thought to be due to progressive increase in the level of the narrow gap between MUGA and our borders due to silt movement.

Do not consider pipe sizes adequate to cope with removal of water.

Do not consider main drain proposed for west side of MUGA adequate to prevent water damage to new MUGA surfaces.

Should there be silt trap/inspection point SE corner of MUGA, should SW sewer be shown to avoid damage.

Do not object to proposals just request points carefully considered with a view to upgrading the design slightly or consider using monsoon style drain.

7 Planning Considerations

7.1 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 the school sporting facilities
- (iii) Effect on the Character and Appearance of the area
- (iv) Impact on trees
- (v) Effect on neighbouring properties
- (vi) Flood risk issues
- (vii) Highway implications
- (viii) Ecology

(i) Principle of development

7.2 The proposal seeks to improve school sports facilities by making the existing playing fields more usable and by adding improved facilities. Sports England summarise these improvements as follows:

This application seeks consent for the re-surfacing of both the rugby and football pitch (including levelling and drainage) along with the resurfacing of the hard surface to the east of the playing field to provide two open textured macadam tennis courts and two artificial grass pitches (sand and rubber crumb dressed pitches). The proposal also includes the reconstruction of the long jump and triple jump pit to provide a 40m polymeric surface run up. In the middle of the two natural turf pitches, the proposal would create a synthetic grass cricket strip.

7.3 The NPPF states in paragraph 73 that:

Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

Sport England support the principle of improving sports provision and Purbrook Park School have provided a DAS which sets out how the facilities are needed to support the requirements of the National Curriculum. The Havant Borough Local Plan confirms that development will be permitted where it maintains and manages green infrastructure (such as playing fields) (CS13) and resists the loss of such facilities (DM1).

The principle of improving sporting facilities can therefore be strongly supported.

(ii) Impact on the school sporting facilities

7.4 The existing playing fields are subject to very significant slopes and in winter become

waterlogged. The MUGA area is also subject to water run off from the fields and the surface has been damaged. The proposals would result in the leveling of the fields and the installation of a positive drainage scheme. These measures should result in much more usable sports facilities for pupils.

(iii) Effect on the Character and Appearance of the area

- 7.5 The scheme takes the form of three main elements, the re-grading of the playing fields, the reprovision of the MUGA with fencing and the enlargement of the pond with associated drainage.
- 7.6 The re-grading of the field represents a very considerable engineering operation. Essentially, there would be a cut and fill operation with the field being cut into at the western end and built up at the eastern end. This will result in a different landform for the fields although they will eventually be returned to grassed surfaces and banks. The most significant change in the appearance of the land is likely to be at the south-east corner where the land would be built up by a maximum of approximately 3.5m. The application has been amended to increase the set off of the regraded field and to ensure the retention of a significant belt of boundary trees. It is necessary to ensure that further landscaping of the slope with additional planting is provided and a landscaping condition is recommended. It is considered that subject to conditions the change in the levels of the playing fields would have an acceptable impact on the character and appearance of the area.
- 7.7 With regard to the MUGA area, the works would effectively replace an existing facility with a 4m high welded mesh fence around the perimeter. At the pre-application stage some tree removal around the MUGA took place and it is understood that there is a need from a use point of view to avoid tree planting too close to the MUGA. It is however necessary to provide additional tree planting close to the boundary with the properties fronting The Dale.
- 7.8 The pond would be enlarged within an existing depression around the existing pond. The area around the pond is attractive and should be enhanced as a result of the development.
- 7.9 Overall, whilst in the short term the works associated with the development would result in a significant visual impact, it is considered that subject to suitable landscaping and the re-establishment of the grassed pitches the established playing fields and other works would have a limited and acceptable impact on the character and appearance of the area.

(iv) Impact on trees

- 7.10 The proposals impact on trees has been carefully considered by the Councils Arboriculturalist. This has resulted in the repositioning of the eastern playing field further off the southern boundary in order to retain an area of boundary tree cover that would have originally been removed. Further planting is also necessary in this area and to the south-east corner of the MUGA where trees have previously been removed. A small number of other trees are to be felled but these are not considered a constraint on the development.
- 7.11 An important mature Oak tree is located to the south of the western field and a condition is required to ensure that the root protection area of this tree is not harmed as a result of the development. Subject to conditions it is considered that the

proposals as amended would have an acceptable and limited impact on trees.

(v) Effect on neighbouring properties

- 7.12 With regard to the effect on neighbouring properties, the main impacts are considered to be to properties in The Dale particularly close to the south-east corner of the eastern field where levels are raised significantly and close to the south-east corner of the MUGA where trees have been removed. The main impacts are likely to be from the changes in levels, the use of the playing fields and potential overlooking concerns.
- 7.13 With regard to the main playing field, the position of the eastern field has been amended to reduce the 'pinch point' adjacent to boundary with neighbouring residential properties. This will enable the retention of boundary vegetation and provide an opportunity for further planting on the bank. The fields are of course already in use so any noise implications from the use of the raised field should be considered in that context. Environmental Health have been consulted and no objection has been raised in relation to the use of the field. The properties in The Dale have long rear gardens and any addition impact from overlooking is considered to be limited and insufficient in my view to warrant a refusal of planning permission.
- 7.14 The MUGA replaces an existing facility. No lighting is currently proposed and a condition is recommended to ensure that any lighting would be subject to planning permission. Subject to planting to replace screening recently lost in the south-east corner of the MUGA it is considered that the relationship with adjoining residential properties in The Dale would be acceptable.

(vi) Flood risk issues

- 7.15 The proposal includes the introduction of a significant new drainage system. This essentially consists of the introduction of a positive drainage system where none exists at present into the re-graded playing fields. A system of underground pipes combined with the use of the improved drainage substrate would increase the capacity of the on field water storage. this would be released at a controlled rate into the drainage system eventually leading to the enlarged pond.
- 7.16 The pond allows for infiltration to ground water and an increased on site storage capacity. There is also potential for linking into off site drainage systems if required.
- 7.17 Given the existing nature of the site in winter which is subject to water logging and run off the drainage proposals have been subject to careful consideration by the Councils Special Projects engineer who is satisfied that subject to the recommended drainage condition, drainage concerns can be adequately addressed.

(vii) Highway implications

- 7.16 The school playing field and MUGA area serve the school requirements for improved sport facilities for pupils and at this stage there is no indication that this would attract more visitors to the school. The existing car parking is therefore sufficient to serve the development and there would be no increase in vehicular movements to the site. There is a sperate current planning application in relation to alterations and extensions to the school building which will be assessed in terms of any potential increase in vehicular movements/parking requirements.
- 7.17 In terms of the development itself, it is noted that the cut and fill volumes are very

similar and although there will be a need to bring in some substrate and drainage equipment, most of the work will be taking place on site moving quantities of material from the cut to the fill areas. The Development Engineer has recommended construction traffic routing and wheel wash conditions.

(viii) Ecology

- 7.18 The proposals will maintain important boundary treatments and increase the size of the pond area. New planting would be secured through the landscaping condition. The land being altered is essentially an open field with limited ecological diversity. Overall it is considered that the impact on ecology from the works would be limited and acceptable.

8 Conclusion

- 8.1 In conclusion, the development is strongly supported by national planning guidance and by Local Plan policies in providing an improvement to school playing facilities. The works are also in accord with the requirements of the National Curriculum.
- 8.2 The proposals are considered to have an acceptable impact on the character and appearance of the area. Neighbours residential amenities can be adequately protected subject to suitable planning conditions. The impact on trees has been assessed and the plans amended as a result, subject to tree protection conditions and mitigation planting the works are considered acceptable. Flood risk issues have been assessed and it is considered that the proposed drainage 'train' would provide a suitable mechanism for mitigating off site flood risks.
- 8.3 It is not considered that there are any overriding highway issues subject to development phase requirements. The development would have a limited and acceptable impact on ecology.
- 8.4 Given the above conclusions planning permission can be recommended for the proposed development.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00464

(A) subject to the following 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 shall take place until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The

scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i. a timetable for its implementation;
- ii. a programme of monitoring over the lifetime of the development to ensure that the scheme is operating successfully and that there are no unforeseen off site negative drainage impacts resulting from the development;
- iii. a programme of on site works specifying measures to improve infiltration from the extended pond into the underground strata if required as a result of monitoring in connection with ii above;
- iv. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

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 CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework 2012 and the Technical Guidance to the National Planning Policy Framework 2012.

- 3 No floodlighting shall be installed at the site in association with this development.

Reason: To accord with the terms of this application and to protect the residential amenities of adjoining residents from light pollution having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core strategy) 2011 and the National Planning Policy Framework 2012.

- 4 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 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 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.

- 5 No development hereby permitted shall take place anywhere within the BS Calculated root protection area of T99 Common Oak as shown on Drawing No. J48.58/01 sheet 2 (Broad Oak Tree Consultants Limited Arboricultural Implications Assessment 21st May 2014 Appendix 2) unless and until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality having due regard to

policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Notwithstanding the submitted plans 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.

- 7 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 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.

- 8 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 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.

- 9 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.

- 10 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.

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

Reason: To protect the amenity of adjoining residents 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.

- 11 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 policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 12 No development or site clearance shall commence on site unless and until details of construction traffic routing have been submitted to and approved in writing by the Local Planning Authority. The subsequent traffic routing to serve the development shall thereafter be in accordance with the approved details unless otherwise subsequently agreed in writing by the Local Planning Authority.

Reason: To ensure that access routes seek to minimise the impact on the residential amenities of residents and in the interest of highway safety having due regard to policies CS16, CS20 and DM10 and Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Design and Access statement Rev A
Infiltration SUDS GeoReport Report Id: GR_208272/1
Flood Risk Assessment July 2014
Report on Inspection of Trees Ref: J 48.58 dated 01/05/14
Arboricultural Implications Assessment Ref: J48.58 dated 21/05/14 (as amended by annotated plan received 09/09/14)
Location Plan Drawing Number PPS/LOC
Boundary Plan Drawing Number PPS/01 Rev A
Existing Site Layout Drawing Number PPS/02 Rev A
Drawing PPS/03 Rev G Proposed Layout
Proposed MUGA Layout Drawing Number PPS/04 Rev B
MUGA Fence Elevation Drawing Number PPS/06

Proposed Jumping Pit and Runup Drawing No. PPS/09 Rev A
Proposed Drainage Drawing Number PPS/10 Rev E
Drain Sections Drawing Number PPS/11
Pond Enlargement Drawing No. PPS/12
Topographical Survey Drawing Number TS14 - 122W\1 Rev A
Proposed Levels T514 - 122W\2 Rev A
Cross Sections Drawing Number TS14 - 122W\3 Rev A
Proposed Tree Planting plan Drawing Number J48.58/04 dated 22/07/2014

Reason: - To ensure provision of a satisfactory development.