Havant BOROUGH COUNCIL

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For: Mr Manterfield

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

Application Number: APP/11/01488
Site Address: The South Downs College, College Road, Purbrook, Waterlooville, PO7 8AA
Proposal: Construction of a full sized synthetic turf pitch with flood lighting, associated earthworks and landscaping together with an outline application for changing facilities.

Further to your application received on 30 September 2011, which was valid from 24 November 2011, Havant Borough Council as Local Planning Authority

(A) Grants Full Planning Permission for only the following part of the above proposal as described:

Construction of a full sized synthetic turf pitch with flood lighting, associated earthworks and landscaping.

This permission is subject to compliance with:

(i) Part of the plans and other documents submitted with your application, which relate to the development as described at **(A)** above only, and;

(ii) The following conditions:

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 hereby permitted nor any related site clearance shall commence until fencing 2.0m heras fencing in line with BS5837 has been erected. The heras fencing shall be retained until the completion of the development. 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 2m 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 CS11.2 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and The National Planning Policy Framework, March 2012.

3 The Archaeological Method Statement prepared by Wessex Archaeology dated February 2012 shall be strictly adhered to prior to the construction of the development hereby approved, unless agreed otherwise in writing with the Local Planning Authority.
Reason: The site is of archaeological significance and having due regard to policy CS11 of the Havant Borough Core Strategy and The National Planning Policy Framework, March 2012.

4 Ramps shall be provided outside of hours specified in condition 5 below, within all trenches and holes created during construction of the pitch hereby approved.
Reason: To safeguard any foraging badgers and having due regard to policy CS11 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework, and The National Planning Policy Framework, March 2012.

5 Demolition, clearance, excavation and 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.
Reason: To protect the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

6 The details contained within the Travel Statement including additional comments received via email dated 16 November 2011, shall be adhered to at all times unless agreed otherwise in writing by the Local Planning Authority.
Reason: To safeguard the amenities of occupiers of the neighbouring residential properties and in the interests of highway safety and having due regard to policies CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework, Planning Policy Guidance 13, and The National Planning Policy Framework, March 2012.

7 The development hereby permitted shall only be open to the public between the hours of 09.00 and 21.00 hours on Monday to Fridays and between the hours of 09.00 and 18.00 hours at weekends and all recognised Public Holidays.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

8 The proposed floodlights hereby approved shall not at any time exceed the levels of illumination contained within the Abacus lighting survey diagram dated 30 September 2011, unless agreed otherwise in writing by the Local Planning Authority.
Reason: To safeguard the amenities of occupiers of those dwellings and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

9 The mitigation measures contained within the noise survey dated 28 November 2011 and the email dated 6 December 2011 shall be adhered to at all times unless agreed otherwise in writing by the Local Planning Authority.
Reason: To protect the amenities of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

10 The use of the pitch hereby approved shall be for training purposes only, unless agreed otherwise in writing by the Local Planning Authority.
Reason: To protect the amenities of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

11 Vehicular access on and off site during the construction of the development hereby approved, shall be carried out strictly in accordance with the details submitted on the 12th March 2012.
Reason: In the interests of the traffic safety and having due regard to policies CS16, CS20 and DM10 of the Havant Borough Core Strategy which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

12 The development hereby approved shall incorporate the acoustic barrier as shown on plan reference "24Acoustics_09March2012" and shall be maintained in that condition at all times thereafter unless agreed otherwise in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

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

- South Downs College: Transport Plan.
- External Lighting Proposals: UKS7403-2-12M.
- Phase 2 Bat Survey dated 10/10/11.
- Design and Access Statement: All Weather Synthetic Turf Pitch with Floodlighting and Associated Works, including an Outline Planning Application for changing facilities.
- The Institution of Lighting Engineers: Guidance notes for the reduction of obtrusive light.
- Site Plan: E2003-L-101.
- EXTENDED PHASE 1 ECOLOGICAL SURVEY: October 2011.
- Technical literature: Challenger 1 al5760.
- Plan showing location of Acoustic barrier: By 24Acoustics date 28/11/11.
- General Arrangement and Site Sections: E2003-L-202-P2.
- Product literature from Jakoustic Barriers: Effective Noise Solutions.
- Written scheme of investigation: Method statement for an archaeological strip, map and record investigation dated February 2012.

Reason: - To ensure provision of a satisfactory development.

(B) Grants Outline Planning Permission for the changing facilities

This permission is subject to compliance with;

(i) That part of the plans and other documents submitted with your application, which relate to the development as described at **(B)** above only, and;

(ii) The following 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 The construction of the changing facilities 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 means of access to and from the existing or proposed highway;

(b) The scale and external appearance of the changing facilities (including details of the colour and texture of external materials to be used);

(c) Landscaping including a landscape design showing the planting proposed to be undertaken, replacement tree details, 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 finished levels (above ordnance datum) of both the ground floor of the proposed building and the surrounding ground levels in relation to existing ground levels, notwithstanding any levels submitted at outline stage;

(e) Landscaping including the arrangements to be made for the future maintenance of landscaped and other open areas;

(f) The alignment, height and materials of all walls and fences and other means of enclosure;

(g) Hardsurfacing proposals including surfacing materials;

(h) The provision to be made for the parking, turning, loading and unloading of vehicles;

(i) All external lighting

Reason: To secure orderly development and having due regard to policy CS20 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.

4 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.
Reason: To protect the amenity of adjoining residents and having due regard to policy CS20 of the Havant Borough Core Strategy and the National Planning Policy Framework 2012.

5 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 location and to avoid damage to the health of existing trees, and having due regard to policy DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.

6 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Local Planning Authority.
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 DM8 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.

7 No development shall hereby commence until an Arboricultural Method Statement explaining how the development will be carried out in relation to the on site trees to be retained, including the methods of protection of such trees to be employed has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried in strict accordance with the agreed Arboricultural Method Statement.
Reason: To protect the nearby trees and having due regard to policy DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.

8 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 which 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 Core Strategy 2011 which form part of the Local Development Framework and The National Planning Policy Framework 2012..

9 No development hereby approved shall commence until the applicant has submitted to and approved in writing by the Local Planning Authority a programme of archaeological work. All work shall adhere to the approved programme unless otherwise approved in writing by the Local Planning Authority.
Reason: The site is of archaeological significance and it is important that the opportunity should be afforded to excavate the site before development commences and having due regard to Policy CS11 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.

10 Ramps shall be provided outside of hours of construction, within all trenches and holes created during construction of the pitch hereby approved.
Reason: To safeguard any foraging badgers and having due regard to policy CS11 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.

11 The development hereby permitted shall only be open to the public between the hours of 09.00 and 21.00 hours on Monday to Fridays and between the hours of 09.00 and 18.00 hours at weekends and all recognised Public Holidays
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.

12 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, DM10 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.

13 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 undertake 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 Core Strategy 2011 which form part of the Local Development Framework and the National Planning Policy Framework 2012.

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

- Site Plan: E2003-L-101.

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and The National Planning Policy Framework, March 2012.

Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
CS20	Transport and Access Strategy
DM10	Pollution
DM13	Car and Cycle Parking on Residential Development
DM8	Conservation, Protection and Enhancement of Existing Natural Features

National Policies

PPG13	(Transport)
PPG24	(Planning and Noise)
PPS 1	(Delivering Sustainable Development)
PPS 5	(Planning for the Historic Environment)
PPS 9	(Biodiversity and Geological Conservation)
PPS23	(Planning and Pollution Control)

The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on the adjacent highway, parking, the effect on the neighbouring properties, the effect on the character of the strategic gap, the effect on trees, the effect on archaeological remains, environmental issues and the effect on utilities. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

(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) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 16th March 2012 which requires the creation of a management plan and a management group to monitor the use of the pitch.

Mr Chris Murray
Service Manager (Planning Development)

19 April 2012