

For the attention of:

Development Management Team

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My reference: 2018-14

Your reference: APP/20/00285

Date: 12 January 2023

Dear Sir / Madam

Pre-Commencement Conditions, APP/20/00285

We intend to start work on site in the spring on this project, so please find attached and following, details as required to satisfy pre-commencement conditions of the extant permission.

Please note that this phase of the works (land raising) does not involve all aspects of the permitted works and therefore not all pre-commencement conditions will apply. In particular the piped drainage system is not, at this stage, being implemented and so the conditions relating to the provision and maintenance of the drainage system (inter alia parts or all of conditions 5 to 10) is not appropriate at this stage.

Each condition is reproduced below, and the appropriate response then follows. The contractor appointed is L&S Waste, operating out of the Farlington recycling depot.

Where a condition is not mentioned in the information here supplied, we consider that this condition will not apply to the current phase of the works.

This information is submitted on behalf of the applicant, Portsmouth City Council.

Yours faithfully



Steve Mountain
Civil Engineering Team Leader

Relevant pre-commencement conditions

Condition 3. Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), A Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority.

The Materials Management Plan shall apply to all grades of soils imported to the development land for the purposes of land raising & landscaping, shall be capable of adequately demonstrating the general suitability of all soils placed for this purpose, and unless specifically excluded in writing by the Local Planning Authority, shall establish;

- a) a chemical sampling schedule and quantitative acceptance criteria appropriate to both controlled waters receptor & the hydrogeological context of the site,
- b) an appropriate volumetric sampling rate,
- c) procedures which either prevent material being placed prior to chemical quality results becoming available, or to accurately record batch placement locations to facilitate remedial works in the event of significantly adverse results, and
- d) the data & information that will be collected to demonstrate that soils transported & placed under the plan are in accordance with the requirements of this condition, and that remedial actions required in response to adverse sampling results are adequate.

Soils from any source may be transported under the MMP, provided that the material is expected to be of suitable quality and a minimum of one representative sample is taken for each source location or supplier used.

RESPONSE: see attached documents “Soil Management Systems Manual - 2021 Farlington” for the handling and quality control of the material at the Farlington Recycling Centre site, and “Materials Management Plan HBC22 v1.1” for handling and quality control of the material once at Hobby Close. Typical chemical testing results for the material to be used in this project are in the attached sample documents “1 2C ADT”, “8 Class 2C chemicals”, “11 2C” and “12 2C”; similar testing will be undertaken on materials actually used in this project at the point of dispatch from the Depot on the basis of one test set per 50 loads delivered or when a new source of material is used.

Condition 7. No above ground construction shall be carried out until details of the condition of the existing ditch taking surface water from the football pitch, and if necessary, improvement to it have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

RESPONSE: the ditch was created in the autumn of 2018 with the intention of starting the process of lowering the water table on the site in preparation for the land raising works. Until the ditch was created in late 2018 drainage of the site relied on an unmaintained and hence inoperative herringbone type land drainage piped system. The initial ditch works included a temporary semi-dry holding pond at its south end (to allow attenuation before water was added to the existing drainage system in Merlin Close; the works carried out by Portsmouth City Council in 2021 changed the location of this pond such that it is now a feature within the upgraded play area. It is intended to retain the ditch in its current form for the foreseeable future. It will continue to operate in the same way as at present, acting to lower the groundwater levels in the open space and act as a collecting medium for water; no further works are proposed to the ditch.

Condition 9. No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing and of demolition (if any) and construction work including working and delivery hours;
- (b) The provision of long term facilities for contractor parking;

- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (h) Routing and frequency for construction vehicles;
- (i) ~~Details of leachate sampling undertaken on the intended material for the site prior to its use on site. [later phase of works].~~

Demolition and construction work shall only take place in accordance with the approved method statement and details.

RESPONSE: see attached document “Hobby Close Phase-welfare 22” and “Method Statement LS Hobby 22” for details covering the above points. In addition: with respect to (a), working hours are 0800 – 1700 Monday – Friday, and also see attached contractor’s programme “v1 SH Gantt - Hobby Close 2022” although dates should now be adjusted to commence after Easter 2023 [however the duration and ordering of activities remains unchanged]; with respect to (b), contractor’s operatives private parking will be in the public car park at the south end of the open space (accessed via Hobby Close); and with respect to (f), a banksman will be present to manage pedestrians and vehicles when vehicles are needing to cross the footpath forming the eastern boundary of the site (i.e. where vehicle movements between the operational site and the car park in Chaffinch Green cross the footpath running to the west of Chaffinch Green).

Condition 10. Notwithstanding the submitted plans no above ground development shall be commenced until further details have been submitted to and approved in writing by the local planning authority in respect to the:

- proposed landscaping,
- finished gradients of the proposed slope and
- the attenuation pond.

The submitted information should include cross sections drawings, information on the expected water levels and provide details of designer risk assessments.

The development shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

RESPONSE: no planting (other than grass seeding of the disturbed area on completion of construction) is proposed. The intended use of the site upon completion as an informal sports pitch / playing area precludes landscape scale planting, and as the site is immediately adjacent to woodland the need for screening planting of the new land form is not required. The finished gradients of the land form are as shown on drawing 2018-14-04 “PROPOSED LAND FORM” already submitted. The attenuation pond, as per comments in condition 7 above, now forms part of the Portsmouth City Council managed play area and its operation is unchanged by the permitted works.