

Full Planning Application

PP-04936986

**Former Purbrook Park Playing Field, Stakes Road,
Waterlooville, Hampshire**

Planning Statement

Rev A. Oct 2016

Produced by:

Persimmon Homes South Coast
Park View House
100 Wickham Road
Fareham
PO16 7HT

Contents

1. Introduction	3
2. Site and Context	4
3. Constraints/Opportunities	5
Consultation	6
4. Planning Policy Context	6
5. Key Planning Considerations	9
Principle of Development	9
Appearance	11
Layout	12
Scale	14
Landscaping	14
Mix/Affordable Housing	15
Sustainability Statement	17
Access	18
Ecology	18
Highways/Parking	19
Flooding/Drainage CS15	20
Trees/Arboriculture	20
Noise	21
Heritage Assets and Archaeology	21
Developer Contributions/s106 Agreement	21
6. Conclusion	22

Appendix A: Tree Preservation Order

1. Introduction

- 1.1 This Planning Statement accompanies a full planning application for residential development on former Purbrook School Land, Stakes Road, Waterloooville.
- 1.2 The application is for “Erection of 26 residential units with associated works, access, parking and landscaping.”
- 1.3 The application is in accordance with the principles set down within the Development Plan planning policies.
- 1.4 This statement explains the parameters of the scheme in planning terms, considers the planning policy relevant to the submission and should be read in the context of the other submitted reports.
- 1.5 A pre-application meeting was held with Planning Officers from Havant Borough Council (LPA) and discussions have been had with the Housing Officer on Mix and Tenure for the Affordable Housing.
- 1.6 The submission is accompanied by a suite of supporting documents prepared by the applicant's consultant team, which demonstrate the acceptability of the development overall:
 - Design and Access Statement – Persimmon Homes;
 - Transport Statement – Mode;
 - Drainage Strategy – Enzygo;
 - Ecology Reports (Phase 1 and Phase 2) – Ecosa;
 - Desk Top Heritage Assessment – LP Archaeology;
 - Landscape documents– ACD;
 - Arboricultural Report – ACD;

- Soil investigation report – Enzygo.

2. Site and Context

- 2.1 The application site is described in greater detail within the accompanying reports in terms of its sustainability, ecology, landscape and heritage context. However, it should be noted that its suitability as a housing site has been established through the Development Plan process.
- 2.2 The site is situated within the town of Purbrook, approximately 2 kilometres (km) south of Waterlooville, 2km west of Leigh Park and 1km west of the A3 motorway, in an area predominately comprising residential development. The wider area comprises the towns of Purbrook and Waterlooville
- 2.3 It is the western portion of land formerly used by Purbrook Park School. The site is the last remaining piece of this land that has not been developed for housing.
- 2.4 The site is approximately 0.73ha in size and is formed by an open area of land, largely scrub which may have been impacted upon by the construction activities for the new housing to the east. It is rhomboid in shape and relatively flat. It is currently accessed via Stakes Road in the south west corner.
- 2.5 The southern boundary adjoins Stakes Road for the entirety of its length with modern residential development beyond. It contains the access point, with the remaining length formed by a hedgerow with a number of mature trees along it.
- 2.6 The eastern boundary lies between the recent housing development by

David Wilson Homes and is currently a wire mesh fence. The housing is a mix of 2/3 storey buildings.

- 2.7 The Northern boundary is formed by a line of shrubs and trees along its length. A 2/3 storey building called The Grange lies beyond. This building is currently in institutional use, but sits within large grounds being some 50m away from the site boundary to its nearest point. The house is contained by residential development on three sides.
- 2.8 The Western boundary is formed by a line of shrubs trees and adjoins the access road for The Grange. Beyond lies two storey residential development.
- 2.9 There are a number of mature trees around the site, some of which are protected by Tree Preservation Order – see Appendix 1
- 2.10 The site is within walking distance of bus routes and primary and secondary school provision as detailed within the transport assessment.

3. Constraints/Opportunities

- 3.1 The site has a number of physical constraints and opportunities that have been taken into account within the detailed design.
- 3.2 These include:
 - substantial retention of existing vegetation around the boundaries of the site, both as buffer and setting for the proposed housing;
 - retention of TPO trees to boundaries;
 - addressing the pumping station beyond north east corner of the site;

- provision of connecting pedestrian access to new housing estate and play areas beyond north east corner of site.

Consultation

- 3.3 The application has been the subject of a pre-application submission to Havant Borough Council, including a meeting with Officers.
- 3.4 The design has evolved as a result of these discussions, taking account of a number of the comments received where possible. The points that have been addressed are highlighted within the Key Planning Considerations Chapter.

4. Planning Policy Context

- 4.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires that in the determination of planning applications, decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The Development Plan for the application site comprises the following documents: National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG); Havant Borough Core Strategy 2011-2026 (Adopted 1 March 2011); Havant Borough Local Plan – Allocations (Adopted July 2014) and various Supplementary Planning Documents.

NPPF

- 4.3 The NPPF established a presumption in favour of sustainable development which should be seen as the key thread running through both plan-making and decision-taking. There are three dimensions to sustainable development: economic, social and environmental. The NPPF sets out 12 principles which should underpin the planning

process. The most appropriate principals for this development are listed below and state that planning should:

- be plan led;
- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives; and
- proactively drive and support sustainable economic development to deliver homes, business and industrial units. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area.

4.4 Paragraph 6 states that the purpose of the planning system is to contribute to the achievement of sustainable development and that the policies in the NPPF taken as a whole constitute the Government's view of what sustainable development is.

4.5 Section 6 of the NPPF set out that the Government is committed to boosting *"significantly the supply of housing."*, increasing the overall level of housing supply. Paragraph 49 states that, *"Housing applications should be considered in the context of the presumption in favour of sustainable development."*

4.6 The NPPF in Section 14 introduces a *"presumption in favour of sustainable development."*, which for decision making means *"approving development proposals that accord with the development plan without delay."*

4.7 Decision taking remains with the Local Planning Authority who, *"should seek to approve applications for sustainable development where possible."*

Local Policy

- 4.8 There are a number of policies within the Development Plan that may be considered relevant to this planning application:

Core Strategy

- CS1 – Health and Wellbeing
- CS8 – Community Safety
- CS9 – Housing
- CS11 – Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- CS14 – Efficient Use of Resources
- CS15 – Flood and Erosion Risk
- CS16 – High Quality Design
- CS17 – Concentration and Distribution of Development within the Urban Areas
- CS20 – Transport and Access Strategy
- CS21 – Developer Requirements
- DM8 – Conservation, Protection and Enhancement of Existing Natural Features
- DM11 – Planning for More Sustainable Travel
- DM12 – Mitigating the Impacts of Travel
- DM13 – Car and Cycle Parking on Residential Development

Allocations Plan

- AL1 – Presumption in Favour of Sustainable Development
- WA1 – Waterlooville Housing Allocations
- DM17 – Contaminated Land
- DM18 – Protecting New Development from Pollution
- DM24 - SPA

- 4.9 Other documents of relevance are: Borough Design Guide SPD (2011); Housing SPD (2011); Residential Parking and Cycle Provision SPD (2010); Havant Borough Community Infrastructure Levy Charging

Schedule (2013); Havant Annual Monitoring Report 2015; and the Havant Statement of Community Involvement (2013).

5. Key Planning Considerations

Principle of Development

- 5.1 The principle of the development of the site for housing has been established under the Development Plan for the Area. The CS seeks to distribute new housing across the five main areas of the borough, with the majority of the sites identified within Development Delivery (Allocations) Plan.
- 5.2 Policy CS9 sets a target of 6,300 new dwellings in the plan period between 2006 and 2026. The site lies within the Waterlooville area, which has a projected housing supply of 1901 units. Waterlooville is earmarked to take the most development over this plan period.
- 5.3 Policy CS17 seeks to concentrate new housing within the five urban areas, “...to make the most effective use of land in the Borough.” The site has been allocated for housing under ‘Policy WA1 Waterlooville Housing Allocations’ within the Havant Borough Local Plan Allocations DPD. The site is identified as W125 Former Purbrook Park Playing Field (Residual) and put forward with a projected net dwelling total of 19 units on a site of 0.73ha.
- 5.4 Its allocation confirms the sustainability credentials of the site in terms of its redevelopment for housing and the associated economic, social and environmental benefits arising.
- 5.5 Notwithstanding its allocation, the location of the site within the built up area of one of the larger towns in the borough, within walking distance of public transport routes and schools, demonstrates it is a sustainable location. Policy AL1 re-iterates the presumption in favour of sustainable development found in the NPPF, confirming that, “*Planning applications*

that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise."

- 5.6 The allocation provides a nominal net figure of 19 houses on a site size of 0.73ha. The policy goes on to state that the number of dwellings are indicative based on known site characteristics and density considerations. It states that, *"Planning permission will be granted provided that detailed proposals: are broadly consistent with the indicative provision of dwellings; and take account of all site specific development requirements set out in the relevant site profile."*
- 5.7 The allocation figure of 19 dwellings provides a relatively low density for such an urban location at 26 dwellings per hectare (dph). An average density of 30dph would provide 22 dwellings. The development proposes 26 dwellings which provides 36dph on the site.
- 5.8 The CS states at paragraph 6.21 that, *"The density of new housing will depend on its design and appropriateness to its location. As a guide the following minimum density thresholds have been developed using the Havant Borough Townscape, Landscape and Seascape Character Assessment and the levels of accessibility to a range of facilities:*
- | | | |
|-----------------------|----------|--|
| <i>High Density</i> | <i>-</i> | <i>minimum of 60 dwellings per hectare</i> |
| <i>Medium Density</i> | <i>-</i> | <i>Minimum of 45 dwellings per hectare</i> |
| <i>Low Density</i> | <i>-</i> | <i>Up to 45 dwellings per hectare"</i> |
- 5.9 The paragraph goes on to make a number of points:
- when the quality of design justifies it, much higher densities could be achievable;
 - seeking higher densities in accessible locations reduces the requirement for greenfield land release;
 - it is often a difficult balance between maximising the use of the land and reflecting surrounding built character and the

amenity of neighbouring residents...however, it will always be important to maximise the use of PDL...”

- 5.10 The proposed development of 26 dwellings provides a density of 36dph which falls within the low density band set out in the CS and as such is considered an acceptable level of dwelling coverage by definition.
- 5.11 The principle of the proposed development for 26 units is therefore considered acceptable under policies CS9, CS17 and WA1.

Appearance

- 5.12 The design of the proposed development has considered and responded to the local context.
- 5.13 The main pre-existing features of the site are the trees and hedgerows around some of the boundaries. The design in the main retains these features, seeking to enhance them where required.
- 5.14 One of the elements arising from the pre-application process was the retention of the hedgerow along the frontage. The design achieves this with some localised trimming. A new access is proposed, with the existing access closed up and planted with semi-mature hedging to match existing.
- 5.15 There is no one particular architectural style to be found in this part of Purbrook. The site does not lie within a Conservation Area nor are there any listed buildings nearby providing a particular design direction for the future development. The surrounding housing is suburban in character, with the adjoining David Wilson Homes site providing the nearest design for comparison purposes. The Grange is in a mock Tudor style, but is largely invisible from the street and therefore is not considered to provide a design cue.

- 5.16 The site lies within area 7i. Stakes and Environs, Purbrook – Residential Suburb as defined within the Borough Design Guide SPD 2011. This area is described as, *“The large character area is predominantly residential, with a number of schools, educational institutions, a cemetery, open spaces, woods and community facilities and services.”*
- 5.17 The proposed development incorporates a main palette of two different types of brick, with brick banding. Tile hanging is also used to provide contrast in what is a small housing group and reflects that used in Purbrook District Centre and the broader Waterloooville area. The roofs are proposed as a mixture of two tiles and slate.
- 5.18 The materials and house designs provide a differing character throughout the site, whilst providing a homogenous approach and sense of place to future residents.
- 5.19 The Design Guide seeks to replace timber front boundaries with brick walls and/or planting below 1.5m. The proposed boundary treatments are in accordance with this document as the boundaries to the street frontage are formed by the existing hedging and brick walling is proposed on the boundaries that face the street. Fencing is proposed on the rear private areas and between gardens.
- 5.20 The submission is accompanied by a streetscene plan along with a Design and Access Statement which provides detailed information on the way the houses look both individually and as part of a considered approach to the development in accordance with Policy CS16 High Quality Design.

Layout

- 5.21 The layout has been amended following comments received at the pre-application stage in terms of adjusting road widths, curtilage distances and retention of hedging on main boundaries.

- 5.22 It provides 26 houses off a main spine road from a relocated access point off of Stakes Road. The dwellings either face on to the road or are dual aspect.
- 5.23 The layout provides an opportunity to provide a pedestrian link through to the equipped open space in the David Wilson Homes development to the east.
- 5.24 In addition, every property has generous private amenity space to the rear. Garden depths are generally a minimum of 10m deep and wide enough to meet the Council's standards. There are smaller gardens which are around 9-10m deep, associated with the smallest 2 bedroom houses, but nevertheless provide good usable space and are comparable to gardens within the David Wilson Homes development.
- 5.25 In this context the Havant Borough Design Guide for the Stakes & Environs character area in the Townscape Character Assessment states that the plot and building width for the area consists of, *"Short terraces set in groups or around small cul-de-sacs and dwellings on small plots with small private gardens."* The dwelling gardens are therefore considered to be in character with the area.
- 5.26 The housing consists of detached, semi-detached and terraced units, with a mix of integral and detached garages.
- 5.27 A mix of boundary treatments is also proposed. The external boundaries will consist of retention of the hedging along the front southern boundary; 1.8m high close board and 2.1m acoustic fencing along the eastern boundary with the remaining north and west boundaries being the existing fencing along with heavy, robust planting. Internal boundaries are a mix of brick screen wall and timber fencing where it fronts the public realm.

- 5.28 The public realm is therefore clearly defined and as such the proposal accords with policy CS8 Public Safety.

Scale

- 5.29 The housing is all designed to be two storeys in height in detached, semi-detached and one terrace of three buildings. All the buildings are set away from the boundaries, such that there is no overlooking or overshadowing issues with the layout.

Landscaping

- 5.30 The application is accompanied by detailed landscape drawings which show which trees are to be retained and proposed new planting. A landscape management plan is also submitted.
- 5.31 The site is not countryside or subject to any specific landscape protection policy.
- 5.32 The existing hedges and trees are generally maintained and provide both a backdrop and screen for the development, helping it to sit well within the landscape. The existing access is proposed to be planted to continue the front boundary hedge along to the corner.
- 5.33 Full detailed hard and soft landscape design drawings are submitted with the application, which demonstrate how both the public, private and incidental space will be planted.
- 5.34 Detailed plant species and management reports are submitted as part of the application.
- 5.35 The landscape scheme respects and incorporates the existing landscape features within the site as well as positively contributing to the character of the development. As such, the landscaping proposals accord with Policies CS16 and DM8 of the Havant Local Plan.

Mix/Affordable Housing

- 5.36 The private/affordable housing mix is discussed under Policy CS9 which seeks to ensure mixed communities are created avoiding a concentration of affordable housing.
- 5.37 The policy text goes on to say that monitoring of delivery will be undertaken to ensure that, *"...an appropriate balance of house types is being provided taking into account the SHMA, existing housing stock and housing need."*
- 5.38 The development proposed market and affordable housing in a mix of 2, 3 and 4 bed houses. The site is made up of 77% 2 and 3 bedroom houses as proposed.
- 5.39 This meets the findings set down under Table 51 of the South Hampshire Strategic Housing Market Assessment Final Report Jan 2014. The table provides the estimated dwelling requirement by number of bedrooms for all the districts in the area. It breaks down the percentage bedroom requirement for Havant 2011-2036 as:

1 bed	2 bed	3 bed	4 bed
8.9%	34.2%	45.2%	11.6%

- 5.40 In providing a majority of 2 and 3 bedroom units, the application tenure mix accords with Havant's future bedroom requirement for the district.
- 5.41 The development as submitted shows just under 30% affordable housing which equates to 7 units out of the overall 26. Rounding up to the full 30% would require 7.8 units.

5.42 This has been discussed at pre-application stage and the principle of paying a financial contribution in lieu of the 0.8 unit has been agreed with the Housing Officer.

5.43 The proposed mix is as follows:

Bedrooms	Market	Affordable	Total	Percentage
2	2	3	5	19
3	11	4	15	58
4	6	0	6	23
Total			26	100

5.44 The Tenure Plan shows the units proposed to be shared ownership (intermediate) and those to be social rented. The starting point set down under paragraph 6.20 of the Core Strategy is to provide 65-70% of the affordable homes as social rented, with 30-35% intermediate housing. The paragraph goes on to note that demand can vary and that it is important to address housing need whilst ensuring mixed communities are created.

5.45 The application proposes an alternative mix to the starting policy position. This results from ongoing discussions that Persimmon Homes has had with a significant number of Social Housing providers, whereby offers have been sought based on the Council's starting preferred mix. However, to date no financially viable offers have been received in part due to market conditions but also changes to funding coming through from Government.

5.46 As a result of this, Persimmon Homes has explored different tenure mixes with the RSLs leading to the current submitted position for which an offer has been received. This tenure has been discussed with the Housing Officer and an agreed position reached of an approximate mix of 70% intermediate and 30% social rented.

5.47 The affordable housing units are the same as the market units and do not meet any particular size requirement such as HQI.

- 5.48 Since funding has been withdrawn by the Homes and Communities Agency (HCA) for the 2015-18 round of bids, the requirement to meet HQI standards has also been removed. The discussions we have had with Registered Social Landlords is that they are also not applying any space standards of their own.
- 5.49 In light of the above there is no policy requirement to provide affordable housing that is different in size to that which people purchase on the open market. This position has been agreed by the Council. The development will therefore be tenure blind in the truest sense.
- 5.50 The Tenure Plan shows the units proposed to be shared ownership and those to be social rented.
- 5.51 The Affordable Housing element of the proposal is in accordance with the aims and objectives set out within Policy CS9 of the Havant Local Plan.

Sustainability Statement

- 5.52 Policy CS14 of the Core Strategy sets out how development should make efficient use of resources. In essence this states that residential development should meet level 3 of the Code for Sustainable Homes.
- 5.53 However, Code has been withdrawn and can no longer be applied to planning applications determined after March 2015. There are no specific policies within the development plan requiring renewable energy solutions on development sites.
- 5.54 Given the above the application will be built using the fabric first approach to sustainability in accordance with best practice from the Carbon Hub to embed the technology into the building. This locks in the energy savings for life. The houses will therefore be built to Building Regulation standards.

- 5.55 As such, the proposal would accord with Policy CS14 and CS16 of the Havant Borough Core Strategy.

Access

- 5.56 Currently the site is accessed from Stakes Road, opposite Claremont Gardens. The application proposes a new access at the south east corner of the site with the existing access stopped up after construction. The transport assessment confirms the relocation of this access will not have a harmful impact on highway and pedestrian safety.
- 5.57 Further details on the access and highway points can be found in the accompanying reports.

Ecology

- 5.58 The Havant Borough Local Plan aims for the preservation and enhancement of the borough's natural landscape and biodiversity. This is managed through Policy CS11 of the Core Strategy.
- 5.59 The application is accompanied by phase 1 and phase 2 ecology reports.
- 5.60 The phase 2 report concludes; low level, typical, bat activity at the site; and an absence of reptiles.
- 5.61 In relation to the bats, the phase 2 report proposes the retention of the boundary vegetation to maintain the existing foraging habitat, recommends hooded luminaries and LED bulbs for street lighting and the erection of four new bat boxes.
- 5.62 It is considered that given the absence of reptiles at the site there is no requirement to provide mitigation or enhancement measures.

- 5.63 In light of the above, the proposal meets the aims and objectives of the Core Strategy in relation to the borough's natural landscape and biodiversity by protecting and enhancing the non-statutory landscape and habitats, in accordance with Policy CS11.

Highways/Parking

- 5.64 Policy DM13 of the Havant Core Strategy sets out that development will only be permitted where residential car parking and cycle storage are in accordance with the standards set out in the Residential Car Parking and Cycle Provision SPD.
- 5.65 The quantum of car parking and cycle storage within the development accords with the standards set out within the Havant Parking SPD with sufficient parking provided to individual plots and the addition of visitor spaces. Each external parking space is at least 2.4m by 4.8m. Cycle storage is shown on plan A-02-010-TP Rev D.
- 5.66 On plots where a garage contributes as a formal parking space, the garage dimension is at least 6m by 3m. Plots with garages that do not meet this size requirement have sufficient other parking to meet the space requirements.
- 5.67 The estate roads are wide enough to allow for on-street visitor parking and to facilitate vehicle movement when this occurs.
- 5.68 As such, the development will ensure no parking problems will occur on site or cause overspill to neighboring housing.
- 5.69 The layout has been tracked for both refuse and emergency service vehicles, shown within the Transport Assessment.
- 5.70 The traffic assessment demonstrates that the 26 dwellings will not have a detrimental impact upon the local highway network.

- 5.71 In conclusion the proposal would be in accordance with Policies DM11, DM12, DM13 and CS20 of the Havant Borough Core Strategy.

Flooding/Drainage

- 5.72 The application site is not located within Flood Zones 2 or 3, as defined within the Environment Agency Flood Risk Map as of 01.04.16 and the site is under 1ha in size. As such, it is not considered a Flood Risk Assessment is required, in line with the Council's validation requirements.
- 5.73 A drainage scheme for both foul and surface water has been submitted with the application. It is not considered a SuDS scheme would be practical on this site.
- 5.74 This report demonstrates the proposed development would be safe, including the access, without increasing flood risk elsewhere, in accordance with Policy CS15 of the Havant Borough Local Plan.

Trees/Arboriculture

- 5.75 The application is accompanied by a tree report which surveys all of the trees on the application site and an arboricultural impact assessment report which identifies proposed works to the trees and the tree protection arrangements. A Soft Landscape Management report has also been submitted.
- 5.76 A number of trees around the boundary are covered by a Tree Preservation Order (TPO). These are all retained, with the development set outside the relevant root protection zones. A copy of the TPO can be found at Appendix A.
- 5.77 A scheme of selectively cutting back some of the trees and undergrowth is seen as a successful strategy to retain the majority of the trees on site. One tree is proposed to be removed. This tree (T23) is located towards the rear of the site and in the context of the scheme, including the fact no other trees will be removed, on balance, it is

considered the removal of this tree is acceptable. This is outlined within the arboricultural documents.

Noise

- 5.78 There are no nearby noise receptors that would require the development to adopt a non-standard approach to screening or windows within the development. As such, a noise report is not deemed necessary for this application.

Heritage Assets and Archaeology

- 5.79 An Archaeological desk based assessment was carried out by L-P Archaeology. This report concludes the site has an overall low potential for archaeology and no further assessment is required.

Developer Contributions/s106 Agreement

- 5.80 The Council has adopted a Community Infrastructure Levy charging schedule (CIL). The charging rate for residential development at the application site is £80 per square metre, plus any relevant indexation.
- 5.81 The development is likely also attract a contribution per dwelling towards the Solent Recreation Mitigation Partnership.
- 5.82 The Developer acknowledges developer contributions may be required under Policy CS21 of the Havant Borough Local Plan where suitably required and justified given the scheme would already attract CIL payment.
- 5.83 It is envisaged a S106 agreement will be required as part of the development in order to secure the relevant Affordable Housing provision.
- 5.84 Taking the above into account the proposal would meet the aims and objectives of Policy CS21 of the Havant Borough (Core Strategy) Local Plan and DM24 of the Havant Borough Allocations (Local Plan)

Contamination

- 5.85 A geo-environmental report, carried out by enzygo, has been submitted as part of this application.
- 5.86 The report concludes no contamination was identified from the desk study or ground investigation and no radon risks have been identified.
- 5.87 As such, the proposal is in accordance with Policies DM17 and DM18 of the Havant Borough Allocations (Local Plan) and Policy CS1 of the Havant Borough Core Strategy.

6. Conclusion

- 6.1 This application is for the erection of 26 residential units, with associated access, parking and landscaping
- 6.2 This site is shown as being suitable for development in the Havant Borough Local Plan (Allocations) 2014 and this submission is considered in accordance with the requirements set down in the relevant Policies and within the overall Development Plan.
- 6.3 It is development on an allocated residential site providing much needed housing (including affordable at 30%) in the current plan period.
- 6.4 There is no identified ecological, highway, contamination, drainage or flooding constraints to the development that cannot be mitigated against. The application is accompanied by a number of specialist reports providing detailed information on all these aspects.
- 6.5 Taking all material considerations into account, it is considered that the submitted plans and documents provide a quality and imaginative designed scheme that will enhance the character of the local area and

provide much needed private and affordable housing in the district.

Appendix A – Tree Preservation Order

THE COUNCIL OF THE BOROUGH OF HAVANT

TOWN AND COUNTRY PLANNING ACTS 1971 - 1974

TREE PRESERVATION ORDER No. 144.0

145 Stakes Road Purbrook

THE COUNCIL OF THE BOROUGH OF HAVANT, in this order called "the authority" in pursuance of the powers conferred in that behalf by Section 60 of the Town and Country Planning Act 1971 (as amended by section 10 (1) of the Town and Country Amenities Act 1974 and Section 90 of the Local Government Planning and Land Act, 1980) and subject to the provisions of the Forestry Act, 1967, hereby make the following order:-

1. In this Order:-

"The Act" means the Town and Country Planning Act, 1971;

"owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more; and a mortgagee in possession; and "the Secretary of State" means the Secretary of State for the Environment.

2. Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the Authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, uproot, wilfully damage or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto, which map shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the First Schedule.
3. An application for consent made to the Authority* under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specify the trees to which the application relates, and the operations for carrying out of which consent is required.
4. (1) Where an application for consent is made to the Authority under this Order, the Authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the Authority may think fit, or may refuse consent:

provided that where the application relates to any woodland specified in the First Schedule to this Order the Authority ****/****

NOTE:* If it is desired to fell any of the trees included in this Order whether included as trees, groups of trees or woodlands, and the trees are trees for the felling of which a licence is required under the Forestry Act, 1967, application should be made not to the Authority for consent under this Order but to the Conservator of Forests for a Licence under that Act (section 15(5):

shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the Authority, it is necessary in the interests of amenity to maintain the special character of the woodland or the woodland character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

(2) The Authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the Authority thereon, any compensation awarded in consequence of such decision and any directions as to replanting of woodlands; and every such register shall be available for inspection by the public at all reasonable hours.

5. Where the Authority refuse consent under this Order or grant such consent subject to conditions they may when refusing or granting consent certify in respect of any trees for which they are so refusing or granting consent that they are satisfied. -

- (a) that the refusal or condition is in the interest of good forestry; or
- (b) in the case of trees, other than trees comprised in a group of trees or in a woodland, that the trees have an outstanding or special amenity value; or
- (c) in the case of trees which are comprised in a group of trees or in a woodland, that the group of trees or the woodland, as the case may be, has an outstanding or special amenity value, but a certificate shall not be given in the case of trees falling within (c) above if the application in respect of them has been referred by the Forestry Commissioners under section 15(1) (b) or 15(2) (a) of the Forestry Act 1967.

6. (1) Where consent is granted under this Order to fell any part of a woodland, other than consent for silvicultural thinning then unless -

- (a) such consent is granted for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act, or
- (b) the Authority with the approval of the Secretary of State dispense with replanting,

the Authority shall give to the owner of the land on which that part of the woodland is situated a direction in writing specifying the manner in which and the time within which he shall replant such land and where such a direction is given and the part is felled the owner shall, subject to the provisions of this Order and Section 175 of the Act, replant the said land in accordance with the direction.

(2) Any direction given under paragraph (1) of this Article may include requirements as to -

- (a) Species;
- (b) number of trees per acre (hectare);
- (c) the erection and maintenance of fencing necessary for protection of the replanting;
- (d) the preparation of ground, draining, removal of brushwood, lop and top and
- (e) protective measures against fire.

7. On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the Authority shall if such condition or direction relates to land in respect of which byelaws made by a Water Authority since 31st March 1974 by any other authority (whose functions are now exercised by a Water Authority who at any time prior to 1 April 1974 exercised the functions in respect of which the byelaw was made, by a drainage board, or by the Greater London Council in the exercise of any of its functions in

1. In connection with the maintenance, improvement or construction of watercourses or of drainage works, restrict or regulate the planting of trees, notify the applicant the owner of the land, as the case may be, of the existence of such byelaws and that any such condition or direction has effect subject to the requirements of the water authority, the drainage board, or the Greater London Council under whose byelaws and the condition or direction shall have effect accordingly.

8. The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act adapted and modified for the purposes of this Order, shall apply in relation thereto.

9. Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the Authority within the time and in the manner prescribed by this Order, be entitled to recover from the Authority compensation in respect of such loss or damage; Provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.

10. In assessing compensation payable under the last preceding Article account shall be taken of:

(a) any compensation or contribution which has been paid whether to the claimant or any other person, in respect of the same trees under the terms of this or any other Tree Preservation Order under Section 60 of the Act or under the terms of any interim Preservation Order made under section 8 of the Town and Country Planning (Interim Development) Act, 1943 or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932, and

(b) any injurious affection to any land of the owner which would result from the felling of the trees the subject of the claim.

11. (1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the Authority, such service to be effected by addressing the claim to the Authority and leaving it or sending it by post to the principal office of the Authority.

(2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the Authority, or of the Secretary of State, as the case may be, or where an appeal has been made to the Secretary of State against the decision of the Authority, from the date of the decision of the Secretary of State on the appeal.

12. Any question of disputed compensation shall be determined in accordance with the provisions of section 179 of the Act.

; XX: The provisions of Section 61 of the Act shall apply to this Order and the Order shall take effect on the date on which this Order is made as set out in the execution hereto. /]

ut d'fil!!!!!!'H!!!! mi!!!!f!i!U!!!!r* IIIrf;ii!px
x :xxroxD x x x xi x x \$xi i
ji), Jc.tlx

; : any persons contravening the provisions of this Order by cutting down, or pulling or wilfully destroying a tree, or by wilfully damaging, topping, or felling a tree in such a manner as to be likely to destroy it, guilty of offence and liable on summary conviction to a fine not exceeding £1000 or

twice the sum which appears to the court to be the value of the tree, whichever is the greater, or on indictment to a fine. The penalty for any other contravention of this Order is a fine not exceeding £200 on summary conviction and, in the case of a continuing offence when the contravention is continued after conviction a person is liable on summary conviction to an additional fine not exceeding £5 for every day on which the contravention is so continued.

If a tree other than one to which an Order applies as part of a woodland is removed, uprooted or destroyed in contravention of an Order or is removed, uprooted or destroyed or dies at a time when its cutting down or uprooting is authorised only by section 60 (6) of The Town and Country Planning Act 1971 relating to trees which are dying or dead or have become dangerous, it is the duty of the owner of the land, unless on his application the local Planning authority dispense with the requirement, to plant another tree of appropriate size and species at the same place as soon as he reasonably can. Except in emergency, not less than 5 days previous notice of removal etc., should be given to the authority to enable the latter to decide whether or not to dispense with the requirement.

FIRST SCHEDULE
Trees Specified Individually.
(encircled in black on the map)

No. on map.	Description.	Situation.
T.1 and T.6	Sycamore (Acer Pseudoplatanus)	(Land
T.2 and T.10	Yew (Taxus Baccata)	(at
T.3	Wellingtonia (Sequoiadendron Giganteum)	(145
T.4 and T.5	Atlas Blue Cedar (Cedrus Atlantica 'Glaucal')	(Stakes (Road
T.7 and T.11	Scots Pine (Pinus Sylvestris)	(Purbrook
T.8	Emperor Oak (Quercus Dentata)	
T.9	Western Hemlock (Tsuga Heterophylla)	
T.12 and T.13	Beech (Fagus Sylvatica)	
T.14	Oak (Quercus Robur)	
T.15 and T.16	Silver Birch (Betula Pendula)	

Trees Specified by Reference to an Area.
(within a dotted black line on the map)

No. on map.	Description.	Situation.
-------------	--------------	------------

NONE

Groups of Trees
(Within a broken black line on the map)

No. on map.

Description

Situation.

NONE

Woodlands.
(Within a continuous black line on the map)

No. on map.

Description.

Situation.

NONE

SECOND SCHEDULE

This Order shall not apply so as to require the consent of the authority to

(1) the cutting down of any tree on land which is subject to a forestry dedication covenant where

- (a) any positive covenants on the part of the Owner of the land contained in the same deed as the forestry dedication covenant and at the time of the cutting down binding on the then owner of the land are fulfilled;
- (b) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed.

(2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under the approved woodlands scheme or other grant scheme under section 4 of the Forestry Act 1967 except a scheme which applies to a forestry dedication covenant;

(3) the cutting down, uprooting, topping or lopping of a tree

(a) in pursuance of the power conferred on the Post Office by virtue of Section 5 of the Telegraph (Construction) Act, 1908; and section 21 of the Post Office Act 1969 or by or at the request of the Post Office where the land on which the tree is situated is operational land as defined by the Post Office Operational Land Regulations* and either works on such land cannot otherwise be carried out or by the cutting down, topping or lopping is for the purpose of securing safety in the operations of the undertaking.

(b) by or at the request of.

(i) a statutory undertaker where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, topping or lopping is for the purpose of securing safety in the operation of the undertaking;

(ii) an electricity board within the meaning of the Electricity Act 1947, where such tree obstructs the construction by the board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act, 1919, and the Electric Lighting Act, 1882, or interferes or would interfere with the maintenance or working of any such line;

(iii) a Water authority established under the Water Act 1973, a drainage board constituted or treated as having been constituted under the Land Drainage Act, 1930, or the Greater London Council, where the tree interferes or would interfere with the exercise of any of the functions of such water authority, drainage board or Council in relation to the maintenance, improvement or construction of water courses or of drainage works; or

* (a) S.I. 1973/310.

(iv) The Secretary of State for Defence, the Secretary of State for Trade, the Civil Aviation Authority or the British Airport Authority where in the opinion of such Secretary of State or Authority the tree obstructs the approach of aircraft to, or their departure from, any aerodrome, or hinders the safe and efficient use of aviation or defence technical installations.

(c) where immediately required for the purpose of carrying out development authorised by the planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part;

(d) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden;

THIRD SCHEDULE.

Provisions of the following parts of Part III of the Town and Country Planning Act, 1971, as adapted and modified to apply to this Order.

33(1) Without prejudice to the following provisions as to the revocation or modification of consents, any consent under the Order, including any direction as to replanting given by the authority on the granting of such consent, shall (except insofar as the consent otherwise provides), enure for the benefit of the land and of all persons for the time being interested therein.

Reference of Applications to the Secretary of State.

35 (1) The Secretary of State may give directions to the authority requiring applications for consent under the Order to be referred to him instead of being dealt with by the authority.

35 (2) A direction under this section may relate either to a particular application or to applications of a class specified in the direction.

35 (3) Any application in respect of which a direction under this section has effect shall be referred to the Secretary of State accordingly.

35 (4) Where an application for consent under the Order is referred to the Secretary of State under this section, the provisions of Articles 4 and 5 of the Order shall apply as they apply to an application which falls to be determined by the authority.

35 (5) Before determining an application referred to him under this section, the Secretary of State shall, if either the applicant or the authority so desire, afford to each of them an opportunity of appearing before and being heard by, a person appointed by the Secretary of State for the purpose.

35 (6) The decision of the Secretary of State on any application referred to him under this section shall be final.

Appeals against decisions.

36 (1) Where an application is made to the authority for consent under the Order and the consent is refused by that authority or is granted by them subject to conditions, or whether any certificate or direction is given by the authority, the applicant, if he is aggrieved by their decision on the application, or by any such certificate, or the person directed if he is aggrieved by the direction, may by notice under this section appeal to the Secretary of State.

36 (2) A notice under this section shall be served in writing within twenty-eight days from the receipt of notification of the decision, certificate or direction, as the case may be, or such longer period as the Secretary of

State may allow.

36 (3) Where an appeal is brought under this section from a decision, certificate or direction of the authority, the Secretary of State, subject to the following provisions of this section, may allow or dismiss the appeal, or may reverse or vary any part of the decision of the authority, whether the appeal relates to that part thereof or not, or may cancel any certificate or cancel or vary any direction, and may deal with the application as if it had been made to him in the first instance.

36 (4) Before determining an appeal under this section, the Secretary of State shall, if either the appellant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose,

36 (6) The decision of the Secretary of State on any appeal under this section shall be final.

Appeal in default of decision.

37. Where an application for consent under the Order is made to the authority, then unless within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either

(a) give notice to the applicant of their decision on the application; or

(b) give notice to him that the application has been referred to the Secretary of State in accordance with directions given under Section 35 above;

the provisions of the last preceding section shall apply in relation to the application as if the consent to which it relates had been refused by the authority, and as if notification of their decision had been received by the applicant at the end of the said period of two months, or at the end of the said extended period, as the case may be.

Power to revoke or modify the consent under the Order.

45 1 If it appears to the authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the authority may by Order revoke or modify the consent to such extent as they consider expedient.

(2) Subject to the provisions of Sections 46 and 61 of the Act, an Order under this section shall not take effect unless it is confirmed by the Secretary of State; and the Secretary of State may confirm any such Order submitted to him either without modification or subject to such modifications as he considers expedient.

(3) Where an authority submit an Order to the Secretary of State for his confirmation under this section, the authority shall furnish the Secretary of State with a statement of their reason for making the Order and shall serve notice together with a copy of the aforesaid statement on the owner and on the occupier of the land affected, and on any other person who in their opinion will be affected by the Order, and if within the period of twenty-eight days from the service thereof any person on whom the notice is served so requires, the Secretary of State, before confirming the Order, shall afford to that person, and to the authority, an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(4) The power conferred by this section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed.

Provided that the revocation or modification of consent shall not affect so much of these operations as has been previously carried out.

(5) Where a notice has been served in accordance with the provisions of sub-section (3) of this section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Secretary of State under sub-section (2) of this section.

Unopposed revocation or modification of consent

(1) The following provisions shall have effect where the local planning authority have made an Order (hereinafter called "such Order") under Section 45 above revoking or modifying any consent granted on an application made under a tree preservation order but have not submitted such Order to the Secretary of State for confirmation by him and the owner and the occupier of the land and all persons who in the authority's opinion will be affected by such Order have notified the authority in writing that they do not object to such Order.

(2) The Authority shall advertise the fact that such Order has been made and the advertisement shall specify (a) the period (not less than twenty eight days from the date on which the advertisement first appears) within which persons affected by such Order may give notice to the Secretary of State that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose and (b) the period (not less than 14 days from the expiration of the period referred to in paragraph (a) above) at the expiration of which, if no such notice is given to the Secretary of State, such Order may take effect by virtue of this section and without being confirmed by the Secretary of State.

(3) The Authority shall also serve notice to the same effect on the persons mentioned in sub-section (1) above.

(4) The Authority shall send a copy of any advertisement published under sub-section (2) above to the Secretary of State, not more than three days after the publication.

(5) If within the period referred to in sub-section (2) (a) above no person claiming to be affected by such Order has given notice to the Secretary of State as aforesaid and the Secretary of State has not directed that such Order be submitted to him for confirmation, such Order shall at the expiration of the period referred to in sub-section (2) (b) of this section take effect by virtue of this section and without being confirmed by the Secretary of State as required by Section 45 of the Act.

(6) This section does not apply to such Order revoking or modifying a consent granted or deemed to have been granted by the Secretary of State under Part III or Part IV or Part V of the Act.

THE COMMON SEAL of the
Council of the Borough of

;:nt h1+f!:pf;;&fixed;

day of May nineteen)

hundred and)

in the presence

Borough

¥

8

A

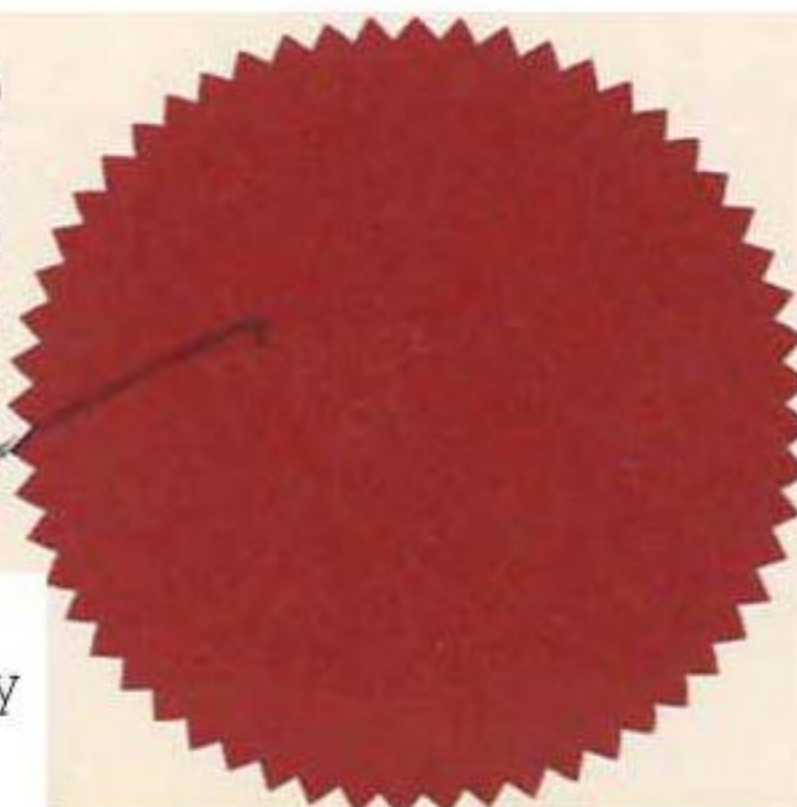
O

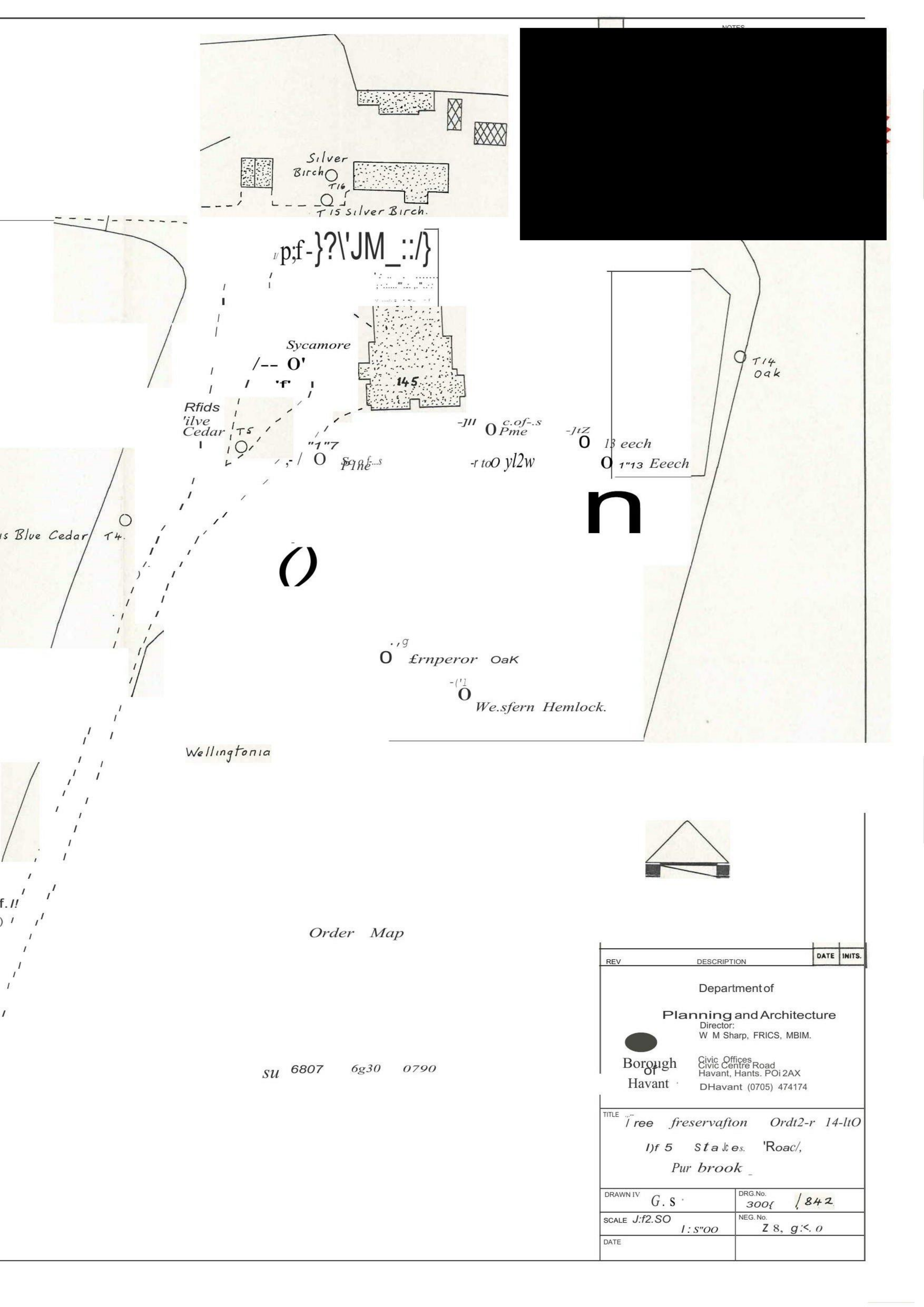
1090

Confirmed by the Council of the Borough of Havant
in pursuance of the Town and Country Planning (Tree
Preservation Order) Regulations, 1969, as amended by the
Town and Country Planning (Tree Preservation Order)
(Amendment) Regulations, 1981, this - day
of *1-July* 19*80*.

THE COMMON SEAL of the Council
of the Borough of Havant was
hereunto affixed
this
day of *August* nineteen
hundred and *eighty nine*
in the presence of:-

Borough Secretary





NOTES

p:f-}?\JM_::/}

Silver Birch
T16
T15 silver Birch.

Sycamore

Rfids
ilve
Cedar

s Blue Cedar

Wellingtonia

Ernperor Oak

We.sfern Hemlock.

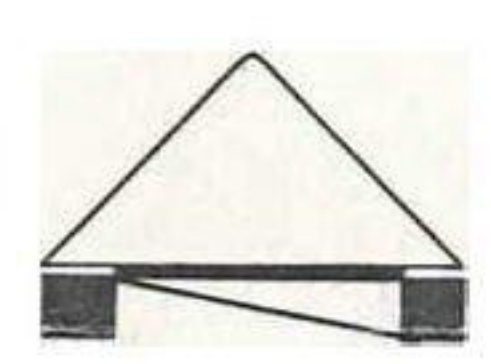
13 eech
1"13 Eeech

T14
Oak

n

Order Map

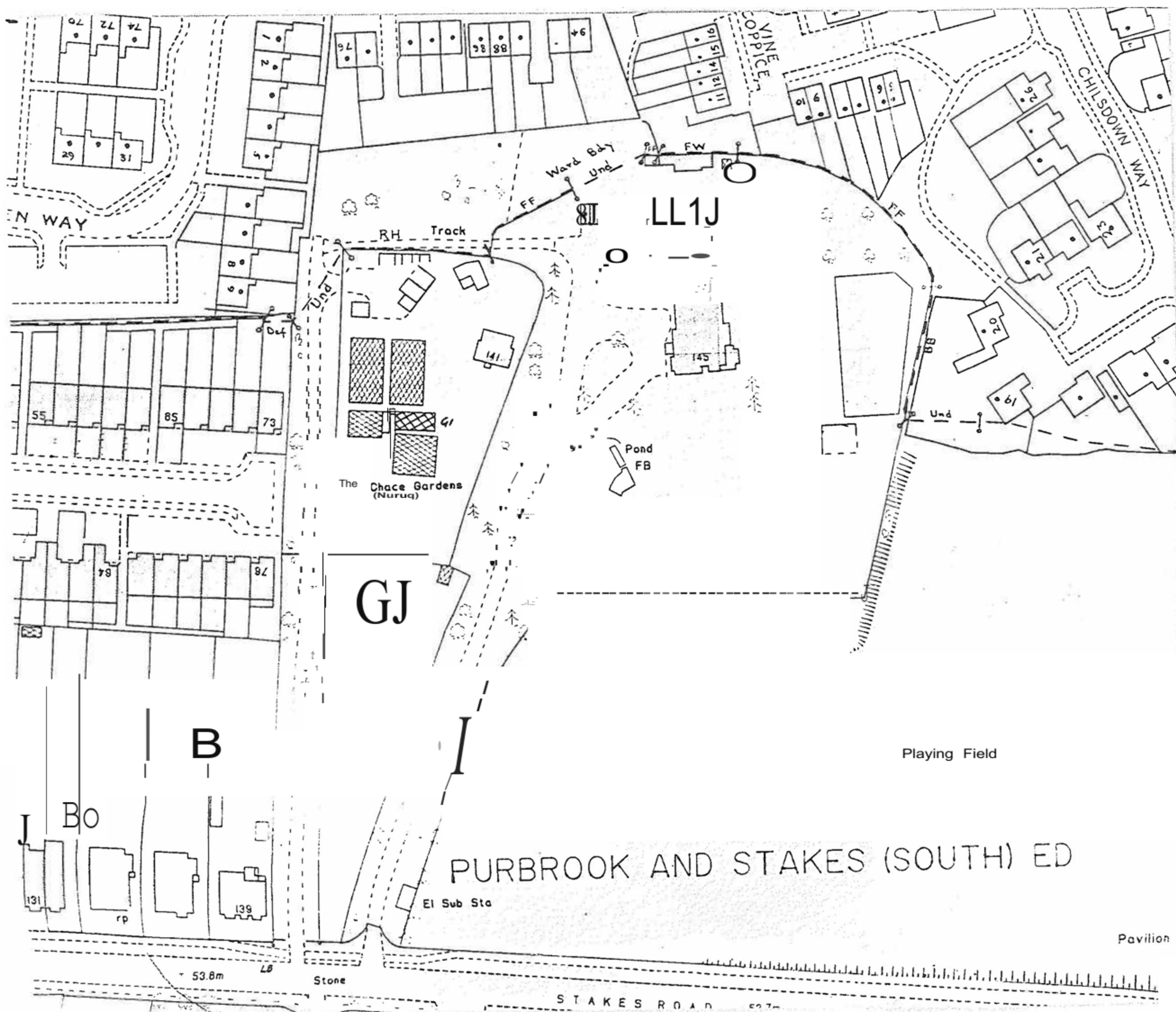
SU 6807 6g30 0790



REV	DESCRIPTION	DATE	INIT.
	Department of Planning and Architecture Director: W M Sharp, FRICS, MBIM. Borough of Havant Civic Offices Civic Centre Road Havant, Hants. PO1 2AX DHavant (0705) 474174		
TITLE <i>Tree preservation Order 2-r 14-ltO</i> <i>1) f 5 stakes 'Roac/</i> <i>Pur brook</i>			
DRAWN BY <i>G. S.</i>		DRG. No. <i>300f / 842</i>	
SCALE <i>1: f2. SO</i> <i>1: s"00</i>		NEG. No. <i>Z 8, g: <. o</i>	
DATE			



Key Plan



No	Common Name	Botanical Name
11, --(6.	Src:ctm ore	A.cer P.;euclo pla fan us
1'2,...,10.	jew	1af.v\$ 1Sacca fa
73'.	Welltngfoma.	Se'fi!Otadendron CftJanf.eum
7'r, --5.	Af/a,('Eiue Cecla r	Cedrv A+!a nTlco. 'c;lauca '
-r7, 'FJ!.	Seeds fme	p,nw Sr/ v s fns
'ra.	Emp ror Oak	rfvercu.s PenTa rO.
...-q.	WesTern Hemlock	Isuj" Heferophjlfa
...-z, -ng	'Beech	F'a:u.s y!yahca
/14-	04 k	cp()ercvs 'Ro hvr
-(ls, -r!6.	.Stiver Birch	Eeh;/a Pendvla .

5jc.cz mo re

yew

Stakes Road

**THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)
REGULATIONS 2012**

Town and Country Planning Act 1990

**The Council of the Borough of Havant Tree Preservation Order No.
2018/2013**

**Land at former Purbrook Park Playing Fields Stakes Road Waterlooville
Hampshire**

The Council of the Borough of Havant, in exercise of the powers conferred on them by sections 198 of the Town and Country Planning Act 1990 hereby make the following Order-

Citation

1. This Order may be cited as The Council of the Borough of Havant Tree Preservation Order No.2018/2013.

Interpretation

2. (1) In this Order "the authority" means The Council of the Borough of Havant.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2011.

Effect

3. (1) Subject to Article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners), and subject to the exceptions in regulation 14, no person shall-

(a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23 and where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this

11

day of

July

2013

The COMMON SEAL of the COUNCIL OF THE
BOROUGH OF HAVANT was hereunto affixed
in the presence of-

Authorised Signatory

CONFIRMATION OF ORDER

This Order was confirmed by the Council of the Borough of Havant without
modification on the 19 day of November 2013.

The COMMON SEAL of the COUNCIL OF THE
BOROUGH OF HAVANT was hereunto affixed
in the presence of-

Authorised Signatory

SCHEDULE 1

SPECIFICATION OF TREES

No	<i>Tree specified individually</i> <i>(encircled in black on the map)</i>	<i>Botanic Name (ind)</i>	<i>Situation (ind)</i>
-----------	---	----------------------------------	-------------------------------

None

No	<i>Tree specified by area</i> <i>(within a dotted line on the map)</i>	<i>Botanic Name (area)</i>	<i>Situation (area)</i>
-----------	--	-----------------------------------	--------------------------------

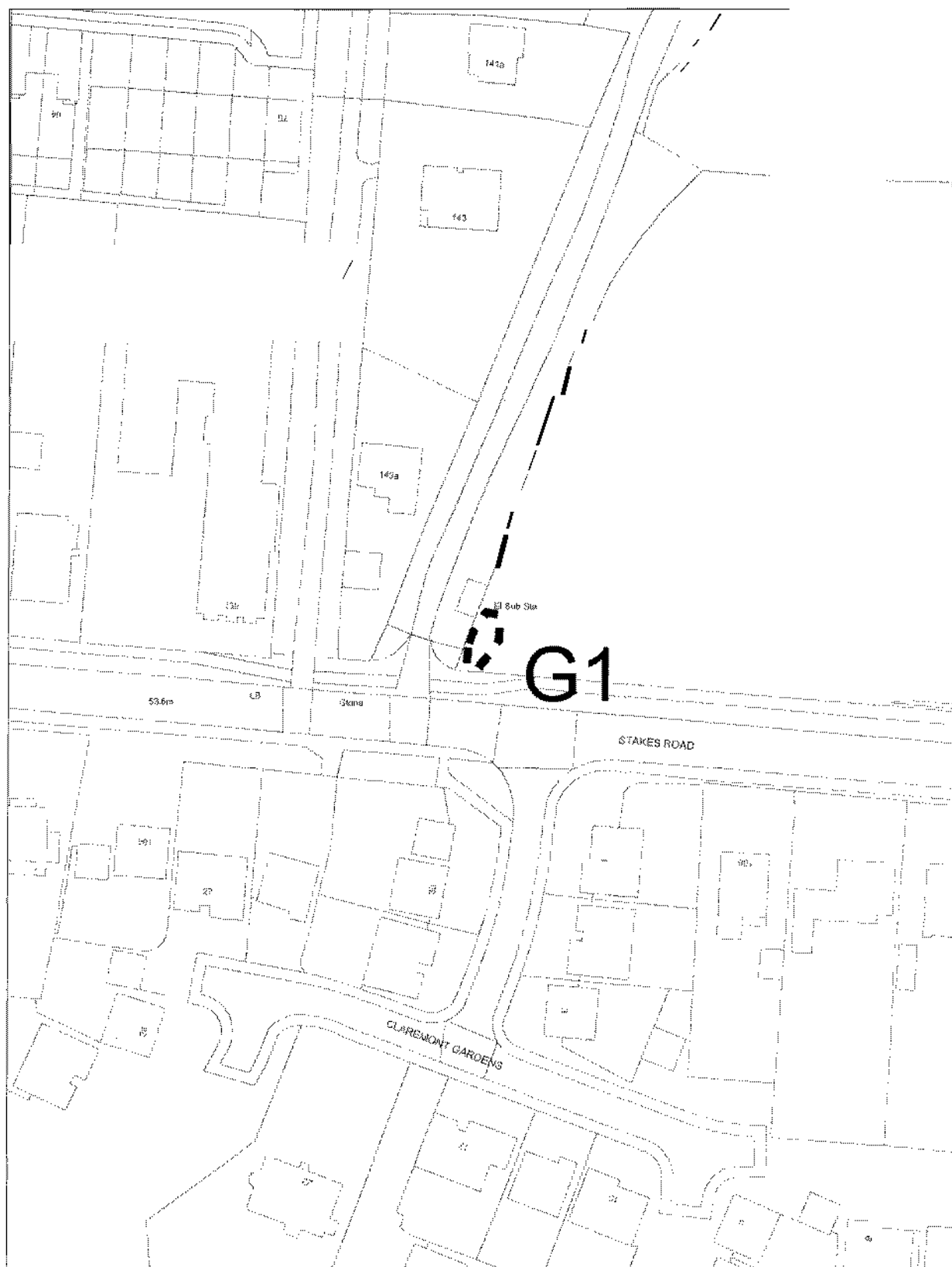
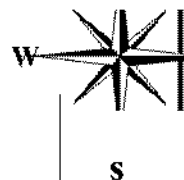
None

No	<i>Groups of tree</i> <i>(within a broken line on the map)</i>	<i>Botanic Name (group)</i>	<i>Situation (group)</i>
-----------	--	------------------------------------	---------------------------------

G1	2 x lime	Tilia x europaea	Within the curtilage of former Purbrook Park Playing Fields Stakes Road Waterlooville Hampshire
----	----------	------------------	---

No	<i>Woodlands</i> <i>(within a continuous black line on the map)</i>	<i>Botanic Name (woodland)</i>	<i>Situation (woodland)</i>
-----------	---	---------------------------------------	------------------------------------

None



Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

tel: 023 9247 4174 fax 023 9248 0263
www.havant.gov.uk

fftHavant
BOROUGH COUNCIL

Title:

TPO 2018

Group 1 x 2 Lime (*Tilia x europaea*)

**Former Purbrook Park Playing Fields,
Stakes Road,
Waterlooville**

Drawn By:

Scale:

Drawing No:

Cleaner, Safer, More Prosperous

