
Site Address:	Recreation Ground, Hobby Close, Wecock, Waterloooville		
Proposal:	Land raising of the north end of the Recreation Ground using inert clean imported soil material.		
Application Type:	HBC application		
Application No:	APP/23/01077	Expiry Date:	28/02/2024
Applicant:	Mr Stuart Wood Havant Borough Council		
Agent:	Mr Steve Mountain Havant Borough Council	Case Officer:	Arleta Miszewska
Ward:	Hart Plain		

Reason for Committee Consideration: The application has been submitted by the Council's staff on behalf of Portsmouth City Council, who owns the application site.

HPS Recommendation: **GRANT PERMISSION**

Executive Summary

The current land drainage system serving the Recreation Ground has failed in the last decades and has no benefit to the site. The poor drainage due to the underlying clay results in the field being waterlogged during wetter seasons and during the summer months the ground becomes very hard. This prevents the open space from being usable, with children having to access other sites in the area which are difficult to travel to, especially unaccompanied as this involves crossing busy roads.

The proposed development has been designed to resolve the drainage issues and to allow for the site to be used throughout the entire year.

As set out in the following paragraphs, the proposed works would have limited impact on the character and appearance of the surrounding area, causing no demonstrable harm. Subject to appropriate conditions, the impacts of the construction works on the residential amenities of the local residents, highways safety and the health of nearby trees would be satisfactorily controlled to avoid any unacceptable adverse harm. For the above reasons, the application is recommended for a conditional planning permission.

1 Site Description

- 1.1 The application relates to the Recreation Ground at Hobby Close, Wecock, Waterloooville, which lies in the north of the Borough.
- 1.2 Hobby Close Field lies on the outer edge of Wecock Farm surrounded by a belt of mature woodland. A new large housing estate by Linden Homes lies to the north. There is an existing woodland belt around the perimeter of the recreation ground with a number of tracks and paths linking to the surrounding Wecock Farm neighbourhood.
- 1.3 The application site is owned by Portsmouth City Council and is leased to Havant Borough Council as a community asset.

2 Planning History

02/52359/004 - Erection of a multi use games area onto a new black top base. PERM 04/02/2003

APP/14/00265 - Application for written approval that the development has been carried out in accordance with approved details of Planning Application 00/60387/000. UNK

APP/14/01054 - Request for written confirmation that all conditions of the Section 106 Agreement of 00/60387/000 (dated 28.03.2002) have been complied with. PERM 15/12/2014

APP/20/00285 - Land raising of the recreation ground at Hobby Close Field using inert clean soil material to solve inherent drainage problems in ground and provision of sports field. Temporary construction routes from Eagle Avenue to the east and north of the site. These works would also allow for new play area and skate park to replace the existing ones on site (the play area and skate park works do not require planning permission). (Approved 4.11.2020). PERM,04/11/2020

Officer comment – *See Paragraph 3.3 for details of how this previous approval relates to the current proposals.*

3 Proposal

- 3.1 Land raising of the north end of the Recreation Ground using inert clean imported soil material.
- 3.2 The current land drainage system serving the Recreation Ground has failed in the last decades and has no benefit to the site. The poor drainage due to the underlying clay results in the field being waterlogged during wetter seasons and during the summer months the ground becomes very hard. This prevents the open space from being usable, with children having to access other sites in the area which are difficult to travel, especially unaccompanied as this involves crossing busy roads.
- 3.3 Planning permission has been previously granted under APP/20/00285 for the raising of land at the recreation ground using inert clean soil material to solve inherent drainage problems and to allow for a new play area and skate park to replace the existing ones. This current application proposes a revised site layout that no longer includes the lower terrace as this is now the site of the new play area (Phoenix Play Park) already completed. Therefore, the site area is reduced i.e. the long section A-A across the site (see Appendix F) is shortened and only covers the upper section of the field. This application no longer includes a drainage system and instead proposes placing the material to shape the ground.
- 3.4 The project would create a new landform by reprofiling the recreation ground using 'end of waste' imported inert sub-soil material such that the land form itself would become the drainage medium. This would allow the recreation ground to be used throughout the year once the works are complete.
- 3.5 The site access for construction purposes would be from a new road from Chaffinch Green, through a Portsmouth City Council-owned car park towards the existing path through the woodland belt. A temporary construction route through the woodland belt to the site, to the south-eastern boundary of the site would be provided (see Appendix B).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

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

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

DM1 (Recreation and Open Space)

DM10 (Pollution)

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

Havant Borough Local Plan (Allocations) July 2014

AL8 (Local Green Spaces)

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist -

Initial response

The Arboricultural Method Statement needs to be updated so that it reflects the access to the site as shown in the Phasing Plan (Proposed Land Form -Suggested Site Operations reference 2018-14-015) and the Access Plan (Proposed Land Form Access reference 2018-14-012). The AMS seems to have access from Kite Close, whereas the Phasing Plan seems to indicate it access would be achieved from 77/80/83 Chaffinch Green. Please could the AMS be updated if the Access Plan and Phasing Plan are correct.

Final response

Further information submitted is acceptable in principle, further clarification regarding Tree Protection method required, however, this can be secured with a condition.

Communities Manager - no comments received.

Councillor Carly Scannell - Hart Plain - no comments received.

Councillor E Shimbart - Hart Plain - no comments received.

Councillor James Blades - no comments received

Countryside Access Team - no objection. Havant Bridleway 1a (BW1a) runs southwest from Powell Drive to the parish boundary, where it becomes Denmead Bridleway 41. The site is not located in a material proximity to any HCC Countryside Site. BW1a runs parallel to the site's northwest boundary, with another footway running in between the bridleway and the site perimeter. From the plans submitted the PROW is not proposed to be interacted with by any aspect of the works and the Service, therefore, raises no objection to this application.

County Archaeologist - there are no archaeological sites currently recorded, few substantive archaeological sites recorded in the vicinity and development to the north was subject to an archaeological survey that did not encounter any archaeological remains. Whilst it is rarely possible to be confident that archaeological remains will not

be encountered, having regard for the balance between the archaeological potential and the burdens of an archaeological condition, it is my opinion that the existing archaeological evidence does not merit the burdens of an archaeological condition.

County Minerals - no comments received.

Developer Services, Southern Water - no objection, general comments regarding SUDs adoption and maintenance.

Ecologist - no objection subject to a condition. The application is accompanied by a Preliminary Ecological Appraisal (EcoSupport, June 2020). The site comprises primarily areas of amenity grassland and hardstanding of limited ecological value. The proposed temporary access route will pass through an area of woodland to the north, requiring the removal of some trees and understorey scrub. In terms of ecological impacts, these are chiefly limited to the access route through the woodland. A single immature oak tree has been subject to detailed inspection and there is a limited residual potential for roosting bats. Supervised felling will occur and this is acceptable. Measures are proposed to avoid and mitigate potential ecological impacts, including the timing and/or supervised removal of vegetation, the supervised strimming of potential reptile habitat and the covering of excavations.

The ecology report is now almost four years old. Ideally, the application would be accompanied by an updated assessment to ensure that conditions remain as previously described. However, I am content that the site remains of minimal ecological value and that the proposed works are unlikely to result in significant impacts to biodiversity: habitats within the site will essentially remain the same. The previous ecological avoidance, mitigation, compensation and enhancement measures remain proportionate. If you are minded to grant permission I would be happy to suggest that ecological mitigation, compensation and enhancement measures are secured by condition.

Engineering/Drainage - no comments received.

Environment Agency - no objection subject to conditions

Environmental Health Manager - no objection subject to a condition (Construction Environmental Management Plan).

Environmental Health Manager (Contaminated Land) - no objection in principle, subject to conditions securing the quality of placed materials and verification report to demonstrate that imported soils are placed in accordance with the standards required by approved Materials Management Plan (MMP).

Local Lead Flood Authority - the site appears to be outside of the river and surface water flood risk areas. There is no additional impermeable area for surface water drainage to be required. Perhaps land drainage could be incorporated but this is moving away from our usual planning remit.

Hampshire Highways - no objection, subject to conditions (Construction Method Statement)

Landscape Team - no objection.

Norse South East, Operations Director - no comments received.

Portsmouth Water Company - comments only in respect of details of SUDs and their connection.

Ramblers Association - development should only go ahead if there is no adverse affect on the drainage of the adjacent woodland and bridleway.

Sport England - no objection, subject to a condition. Sport England would recommend that a suitably qualified and experienced sport turf specialist or agronomist is used to ensure that any scheme of works for improving the playing field/pitch is fit for purpose. This will ensure that the solution is of high quality and will sustain into the long term. The Football Foundation comments that this site is not currently used as formal sports pitches and Hampshire FA are aware that even post the drainage works proposed there is no plan to re-instate the pitches for football. It is understood that it's a project aiming to improve the drainage of a recreational green open space.

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: 26

Number of site notices: 2

Statutory advertisement: N/A

Number of representations received: 0

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 upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways
- (v) Drainage and land contamination
- (vi) Ecology
- (vii) Time to implement planning permission

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to compliance with relevant development management policies, in particular those safeguarding quality development, residential amenity, highways safety and ecology. The application seeks planning permission for drainage works aiming to improve the quality and increasing the useability of the existing facilities, it does not propose a change of use of land, and would not result in a loss of a community amenity.

(ii) Impact upon the character and appearance of the area

7.3 The drainage strategy involves an alteration of the existing land form. This would

involve importation of approximately 5,500 cubic metres of material onto the site to create a large, relatively flat area on the higher terrace for the sports pitch (approximately 50m x 100m). The side slopes to the raised land form would be set at 1 in 3 (33%) and the lower slope would be 1 in 6 (17%). The resultant difference in levels would be approximately 2m over 100m.

- 7.4 The site would be retained as a recreation area and the proposed works would address the current poor drainage situation. The replaced topsoil would be re-seeded. Following completion of the works on site, the fencing and temporary haul routes would be made good/reinstated with grass and woodland areas. Once completed, the character of the area would be maintained.
- 7.5 The Council's Landscape Officer was consulted on the proposal and raised no objection on the grounds of harm to the character or appearance of the area.
- 7.6 In terms of impact on trees, further information has been submitted to indicate how nearby trees would be protected during the construction phase, in particular given the location of the temporary vehicular access onto the site. The Tree Officer has reviewed this information and confirmed that, subject to conditions securing further detail of protection measures, the proposal would not result in harmful impacts on trees.

(iii) Impact upon residential amenity

- 7.7 The proposed development, due to its scale, nature and location, would have limited impact on residential amenities of the nearby residents. The construction traffic would utilise Chaffinch Green. The construction phase would involve the site clearance, excavation and levelling of the ground which, if not controlled, could result in pollution, including noise, vibration, dust, security and lighting.

The submitted Material Management Plan confirms that material would be delivered to the site on 8-wheel tipper vehicles. There would be approximately twenty loads of inert soil delivered to the site per day over a 6-8 week period. This would be the same level of vehicular movement as per the previously approved application under APP/20/00285.

The Council's Environmental Health Team reviewed this proposal and raised no objection on the grounds of impact on amenity subject to a condition securing a Construction Environmental Management Plan. The Plan would deal with aspects such as working hours, acceptable noise and vibration levels, measures for controlling the use of site lighting and control measures for dust and other air-borne pollutants.

- 7.8 In light of the above, it is considered that the proposed development, subject to a condition, would have acceptable impact on residential amenity and would be in accordance with Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

(iv) Highways

- 7.9 It is considered that the main highways impact arising from this development would take place during the construction phase.
- 7.10 The proposal involves the creation of a site access from Chaffinch Green, through the Portsmouth City Council-owned car park towards the existing path through the woodland belt. A temporary construction route through the woodland belt to the site to the south-eastern boundary of the site would be provided.

- 7.11 Hampshire Highways as the Local Highway Authority has not raised an objection to the proposal subject to a condition securing the provision of a Construction Method Statement which shall include, amongst other things, the arrangements for deliveries associated with all construction works, the provision of long term facilities for contractor parking as well as location of temporary site buildings and construction materials, and protection of pedestrian routes.
- 7.12 Initially, Hampshire Highways also requested a condition securing an agreement with Linden Homes to utilise their site access to the recreation ground to carry out the proposed works. In response, the applicant has provided a clarification that access will be obtained via Chaffinch Green (Portsmouth City Council's land) and therefore the recommended condition is not required. Hampshire Highways agreed that the proposed access would be most direct and therefore does not raise objection on this basis.

(v) Drainage and land contamination

- 7.13 The proposed drainage works would comprise of bringing imported 'end of waste' inert sub-soil material onto the site and using it to change the shape of the land into a form which has no low spots in which drainage issues could develop, whilst providing opportunities for landscaping and separating the play and sports facilities into different areas.
- 7.14 The proposal involves using the imported free draining material to channel water into a new piped land drainage system connected to a drainage ditch which runs alongside the south-eastern boundary of the site and continues into the already completed Phoenix Skate and Play Park, and terminates at Phoenix Pond, located within the play area. The proposed solution is to initially strip the topsoil from the site to expose the underlying clay, and then import the 'end of waste' inert self-draining material, placing it onto the clay and using the natural shape of the underlying ground to channel it into the ditch. The topsoil will then be replaced, with sand slitting employed over the pitch area to assist rain water to percolate through the soil naturally. Water will percolate into the ditch and to the Phoenix pond, from where a connection is available into the existing piped drainage system in Merlin Close at an attenuated rate.
- 7.15 To ensure percolated water is able to access the ditch from the whole of the raised site, a shallow swale has also been created along the northeast boundary of the Phoenix site, reflecting the existing ground levels which fall first southwest-wards and then southeast-wards, into the ditch.
- 7.16 Portsmouth Water commented on the application and raised no objection. General advice to the applicant was provided, including comments in relation to the drainage connection being adoptable by Southern Water. However, in this case the proposed drainage system would not be connected to the Southern Water network but to a drain owned by the Portsmouth City Council, which already facilitates drainage from the completed Phoenix Skate and Play Park. Portsmouth City Council who owns the application site wholly supports the project and has already issued the applicant with all relevant licenses for the works. Notwithstanding this, any relevant guidance will be passed onto the applicant as an informative.
- 7.17 In respect of land contamination, the Council's Contaminated Land Officer raised no objection in principle, subject to conditions securing the quality of placed materials and verification report to demonstrate that imported soils placed accord with the standards set out in the submitted Materials Management Plan (MMP).

- 7.18 In light of the above, it is considered that, subject to conditions, the proposal would be acceptable in terms of drainage and land contamination.

(vi) Ecology

- 7.19 In terms of ecological impacts, the application is accompanied by a Preliminary Ecological Appraisal (EcoSupport, June 2020). The site comprises primarily areas of amenity grassland and hardstanding of limited ecological value. The proposed temporary access route would pass through an area of woodland to the south of the Recreation Ground, requiring the removal of some trees and understorey scrub. In terms of ecological impacts, these are chiefly limited to the access route through the woodland. A single immature oak tree has been subject to detailed inspection and there is a limited residual potential for roosting bats. Supervised felling is proposed and this is acceptable. Measures are proposed to avoid and mitigate potential ecological impacts, including the timing and/or supervised removal of vegetation, the supervised strimming of potential reptile habitat and the covering of excavations.
- 7.20 Whilst it is noted that the ecology report should be updated, the Council's Ecologist is content that the site remains of minimal ecological value and that the proposed works would be unlikely to result in significant impacts to biodiversity as the habitats within the site would remain the same. The previous ecological avoidance, mitigation, compensation and enhancement measures remain proportionate and are recommended to be conditioned.
- 7.21 In light of the above, it is considered that, subject to condition, the proposal would be acceptable in terms of its impact on the on-site ecology.

(vii) Time for implementation of planning permission

- 7.22 The applicant has requested that the time to implement the planning permission is extended from the standard 3 years to 5 years. The applicant has explained that most of the material to be used in the construction of the land form would be sourced from house construction sites. However, as the housebuilding industry has slowed down, the amount of materials generated also has been significantly reduced and now there are shortages. Until the construction industry recovers, there will be uncertainty over the possibility of sourcing of a sufficient amount of material required to complete the project. The additional time for implementation would allow the applicant to start the project with a better certainty that it can be completed within the planned timescale.
- 7.23 Officers consider this request to be a reasonable and justified request. Given the scale and nature of the proposed development as well as the context of the application site, Officers conclude the request is acceptable and recommend that, in this case, the standard 3 year condition is replaced with a 5 year condition.

8 Planning balance and conclusion

- 8.1 The proposed development has been designed to resolve the drainage issues which currently limit the public use of the site during the year. The proposed works would have limited impact on the character and appearance of the surrounding area causing no demonstrable harm. Subject to appropriate conditions, the impacts of the construction works on the residential amenities of the local residents, highways safety and the health of nearby trees can be satisfactorily controlled to avoid any unacceptable adverse harm. For the above reasons, the application is recommended for a conditional planning permission.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/01077 subject to the following conditions:

- 1 The development must be begun not later than five years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Proposed Land Form Location, Existing Levels and Contours (drawing number 2018-14-011)

Proposed Land Form Access (drawing number 2018-14-012)

Proposed Land Form Proposed Levels and Layout (drawing number 2018-14-013)

Proposed Land Form Suggested Site Operations (drawing number 2018-14-014)

Proposed Land Form Suggested Site Operations (drawing number 2018-14-015)

Proposed Land Form Proposed Sections (drawing number 2018-14-016)

Tree Location Plan

Design and Access Statement by CELT (December, 2023)

Arboricultural Method Statement by Bernie Harverson (March, 2024)

Ecology, Tree Protection Fencing, Site Preparation & Clearance, Habitat Management & Enhancement by Ecosupport (June, 2020)

Method Statement by L&S (July, 2022)

Materials Management Plan - Hobby Close by L&S (July, 2022)

Material Management System by L&S (May, 2022)

Construction Noise Assessment by Portsmouth City Council (June, 2020)

Reason: - To ensure provision of a satisfactory development.

- 3 Development shall proceed in accordance with the ecological mitigation measures detailed within the Ecology, Tree Protection Fencing, Site Preparation & Clearance, Habitat Management & Enhancement by Ecosupport (June, 2020) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect biodiversity on site in accordance with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Prior to the importation of the manufactured aggregate, a sampling/monitoring strategy shall be submitted in writing to, and agreed in writing with the Local Planning Authority. The strategy shall be appropriately robust, and tested for a suitably broad suite of contaminants.

Reason: To ensure that the proposed development does not pose a risk to the

inner source protection zone for a strategically important public water supply abstraction in accordance with Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Prior to the deposit of the manufactured aggregate, sampling shall be undertaken to demonstrate the suitability of the proposed material. This sampling shall be undertaken on actual material that is to be deposited. The sampling shall be in line with the agreed sampling/monitoring strategy. The results of this sampling shall be supplied in writing to the Local Planning Authority for approval.

Reason: To ensure that the proposed development does not pose a risk to the inner source protection zone for a strategically important public water supply abstraction in accordance with Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 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 of demolition (if any) and construction works;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works, including delivery hours;
- (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) Details of wheel wash and road sweeping.

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

Reason: In the interest of highway safety and amenity of nearby occupiers in accordance with Policies CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No development shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority. The plan shall demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and security / site lighting, on nearby residential receptors. The following shall be added to any CEMP submitted and shall be in operation for all phases of the proposed works. The plan shall include, but not be limited to:

- a. Procedures for maintaining good public relations including complaint management, public consultation and liaison, and site management contact details.
- b. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08:00 Hours and 18:00 Hours on Mondays to Fridays and 08:00 and 13:00 Hours on Saturdays and at no time on Sundays and Bank Holidays.
- c. Deliveries to and removal of materials, plant, equipment, machinery and waste from the site, shall only take place within the permitted hours advised within the Design and Access Statement as stated 08:15 to 16:30 Monday to

Friday.

d. Details of measures to be employed to control the emission of noise during the above phases to be provided. BS5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites - Part 1: Noise, and Part 2: Vibration (BSI, 2014v) provide guidance on the requirements and indicative noise and vibration levels and criteria.

e. Procedures for emergency deviation of the agreed working hours

f. Measures for controlling the use of site lighting during all phases, whether required for safe working or for security purposes, to ensure no impact on any nearby residential receptors.

g. Control measures for dust and other air-borne pollutants. It shall advise as to what measures are to be put in place for the control of any dust that might emanate from the development site. Furthermore, the methods of dust control shall be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities, and also the IAQM Guidance on the assessment of dust from demolition and construction 2014. It should also be noted that besides the keeping of haul roads damp during dry weather conditions, any areas where tracked excavators, dozers and the like are working, are also to be kept damp at all times.

h. Details of wheel washing facilities to be provided on the site to prevent the dispersal of mud and soil onto the car park area leading to the site access, and the surrounding highways.

i. No bonfires to take place on the site at any time.

Reason: To minimise disturbance to all nearby sensitive receptors and to ensure the amenities of the surrounding occupiers are not unduly impacted upon, during all phases of the development in accordance with Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 8 The development shall be carried out strictly in accordance with the submitted Arboricultural Method Statement by Bernie Harverson (March, 2024) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity in accordance with Policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 Notwithstanding the submitted detail, no development on site shall commence until a Tree Protection Plan prepared in accordance with BS 5837:2012 has been submitted to and agreed in writing with the Local Planning Authority. This shall include the positions and the design of physical protection methods, that will protect trees from the construction process. Development shall be carried out in accordance with the approved detail.

Reason: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity in accordance with Policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 10 The improvement works to the playing field/pitch hereby permitted shall be carried out and laid out in accordance with the standards and methodologies set out in the Sport England guidance note "Natural Turf for Sport" (2011).

Reason: To ensure the quality of playing field/pitches is satisfactory and fit for

purpose and to accord with Policy CS1 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 11 No above ground construction shall be carried out until details of the condition of the existing ditch taking surface water from the site, 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.
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 and the National Planning Policy Framework.
- 12 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. 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 completion of the ground works 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 with others of the same size, species and location within the first available planting season.
Reason: To ensure provision of a satisfactory development in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 13 A Materials Management Plan (MMP) Verification Report shall be submitted to, and approved in writing by the Local Planning Authority prior to the bringing into use of any relevant part of the development hereby permitted. Verification reporting may take a spatially-phased approach, but must demonstrate that imported soils placed within the boundary of the relevant part of the development land accord with the standards set out in the approved MMP.
Reason: To prevent placement soils containing concentrations of contaminants which pose a material risk to controlled waters (Source protection Zone 1, the Havant and Bedhampton Springs or Wallington North) or to human health (future users of the site, especially children); in line with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM17 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.

Appendices:

- (A) Location, Existing Levels and Contours
- (B) Proposed Land Form Access
- (C) Proposed Land Form Proposed Levels and Layout
- (D) Proposed Land Form Suggested Site Operations 1
- (E) Proposed Land Form Suggested Site Operations 2
- (F) Proposed Land Form Proposed Sections
- (G) Tree Location Plan