

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Regulatory Committee
Date:	12 February 2014
Title:	Construction of a synthetic turf pitch with floodlighting and associated landscape works at Park Community School, Middle Park Way, Havant, PO9 4BU (Application No: APP/13/01217) (Site Ref: HVE025)
Reference:	5619
Report From:	Head of County Planning

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1. Executive Summary

1.1 Planning permission is sought for the construction of a synthetic turf pitch (STP) with floodlighting and associated landscape works at Park Community School, Middle Park Way, Havant.

1.2 The main issues for consideration are:

- Principle of the development providing sport and community benefit (CS7 – Community Support and Inclusion) and para 74 of NPPF;
- Visual impact on the character of the area (CS16 – High Quality Design);
- Amenity impact on neighbouring residents (CS16 - High Quality Design);and
- Nature conservation for protected species and river environment (CS11 – Protecting and Enhancing the Special Environment and Heritage).

1.3 It is considered that the proposal would be in accordance with the development plan Havant Borough Core Strategy March 2011 (summary attached) as it will provide improved education and community facilities (Policy CS7-Community Support and Inclusion), which is supported by The National Planning Policy Framework (paragraph 74). The pitch would not have any significant visual impact or materially harm the character of the area as it is acceptable in scale to its surroundings and will be screened from

the road. There will not be any significant harm to the amenity of local residents (Policy CS16 - High Quality Design). It would be acceptable in terms of highway safety and convenience (Policy DM14 -Car and Cycle Parking on Development [excluding residential]). There will be no harm to protected species and the biodiversity of the area and it will benefit from localised enhancements (Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough).

2. Site and proposal

- 2.1. Park Community School is an existing 900 place community school located within Leigh Park, Havant as shown on the attached site location plan. Planning permission (APP/12/00177) was granted on 30 April 2012, to provide replacement buildings and to refurbish existing accommodation and it is currently under going major redevelopment in accordance with the planning permission.
- 2.2. The proposed Synthetic Turf Pitch (STP) is situated in the south eastern corner of the campus, on grass which is part of the large school playing field. The land for the proposed pitch is generally flat and lies immediately adjacent to Middle Park Road and to the north of the Hermitage Stream (currently an engineered channel which receives the school's surface water). To the far north of the proposed pitch are the large school buildings, lying east to west. In line with the proposed pitch, immediately to the north is an existing floodlit multi-use games area (MUGA) (suitable for hard play court activities such as netball).
- 2.3. The nearest residential properties are located to the east of the site along Middle Park Road, and to the south along Keyhaven Drive. The nearest property to the proposed pitch is to the south, approximately 29.5m away (16 Keyhaven Drive). Properties to the east, along Middle Park Way are mostly 30m away.
- 2.4. The proposed development comprises the provision of one synthetic turf sports pitch. The proposed STP is 94m x 50m, excluding run off margins of 3m around the sides. This is slightly over sized for Under 14year olds /Under 15 year olds matches, with the primary focus for the school to attract youths by offering small sided five, six and seven aside football, and mini soccer for Under 9 year olds /Under 10 year olds. The pitch could be divided into 3 five-a-side or mini soccer pitches for additional flexibility. Therefore, it should be able to accommodate a maximum of 42 players per hour (based on three under 10, 7-aside fixtures on three cross courts with 3 referees).
- 2.5. The pitch is to be surfaced with a synthetic turf carpet incorporating a 15mm shock absorbing layer, applied onto an open textured macadam base. The choice of carpet will be a 3rd Generation 60mm thick pile carpet, in-filled with sand and rubber crumb, or similar.

- 2.6. The pitch is to be enclosed with a new 4.5m high fence behind the goals, around the perimeter of the pitch adjacent to Middle Park Way and parallel with the Hermitage Stream. The fence is to be a rigid super rebound panel fence to a height of 1.2m, with weld mesh above. All metal work is to be polyester powder coated moss green to minimise the visual impact within the landscape. Access gates, 3.0m wide with removable lintels, are to be provided for maintenance and emergency access. Elsewhere, 1.2m wide single gates are to be incorporated for ball retrieval.
- 2.7. A new accessible macadam path is to be constructed to the north of the pitch to provide a link between the STP and the school.
- 2.8. The proposed height of 13.5m for the floodlighting masts was chosen as this would allow the floodlights to be mounted horizontally, resulting in low vertical overspill and good uniformity on the playing surface. All masts are to be fitted with front and rear cowls as illustrated to minimise glare and overspill. To further minimise night time visual impact, additional switching options are proposed to allow partial lighting of the pitch if, for example, only half of the pitch is to be used. This will also reduce the overall running costs to the school should only half the pitch be lit at any one time. Switching will be strictly controlled to ensure lights are not left on when the pitch is not in use. At the end of an evening's letting, a single light will be left on for approximately 15 minutes (Mast 1, to the north). This is to allow players to gather their belongings and exit the pitch safely.
- 2.9. The school is seeking planning permission to illuminate the pitch from: 17:00 to 21:30 on weekdays, and from 16.00 to 20:00 on Saturdays and Sundays for the period between 30th September and 30th April inclusive and; 17:00 to 21:00 on weekdays, and from 16.00 to 20:00 on Saturdays and Sundays for the period between 1st May to 29th September inclusive.
- 2.10. Once the pitch is constructed, access into and out of the site for STP users is to be through the existing main vehicle access through the school, to the north. A new temporary access for construction vehicles would be created off Middle Park Way to the south. This access will become a permanent access, but for emergency vehicles only.
- 2.11. The school car park can accommodate 122 cars, with additional temporary parking available on the hard play courts (to the north west of the site) which can cater for up to 50 spaces. This gives a total of 172 spaces. The school has recorded that, out of normal school hours on average, approximately 30 cars are parked on the school site at any one time. It has recorded a peak of 54 cars in the evening at its busiest time, which indicates there should be space available for 118 more cars to park. There will be 146 cycle spaces available.
- 2.12. Excavated material will be retained on site and used to create a mound along Middle Park Way and around the pitch. This mound will be graded to tie into an existing earth mound adjacent to the existing multi use games

area (MUGA) to the north. It will be seeded and planted to create an avenue of trees to provide screening and a landscape feature.

- 2.13. To protect existing trees and hedgerows from the earthworks, heras panel fencing, reinforced with scaffold poles will be erected around the perimeter of the application site prior to and during construction.
- 2.14. Only a small number of trees will need to be felled as a result of the development, including a high quality Ash tree to the south of the STP. Currently the Ash tree lies directly over an existing storm water drain and inspection chamber which needs to be replaced. This is to be upgraded and used for the STP drainage. A small group of cherry trees are to be removed to the north of the STP. These need to be removed to allow the proposed earth mound to marry in to the existing earth mound adjacent to the existing MUGA.
- 2.15. To compensate for the loss of trees, the scheme proposes to include a significant area of new native tree and shrub planting, the majority being to the south of the pitch by Hermitage Stream covering an area of 530m².
- 2.16. A tree and ecological survey, which includes impacts on the course of the Hermitage Stream, has been supplied with the application. Initial findings concluded that this small group of trees to the west was being used by bats for foraging. Further survey work was carried out to establish if the trees were being used as roosts with specific trees being checked for their potential. This concluded that a small group of scrub and an ash tree had moderate/low potential to support bats.
- 2.17. Environment Agency Flood maps indicate that the site is within a Flood Zone 3. As the development will only affect an area of approximately 0.7 hectares (i.e. <1ha) a Flood Risk Assessment is not required and is therefore not included with the planning application. An earlier Flood Risk Assessment for the school site confirmed that the majority of the site is not within a flood zone, including the area of the STP. However, it is understood that surface water from the existing grass pitch currently runs off the school site onto the path and highway verge, along Middle Park Way.
- 2.18. To prevent surface water being directed across to the south, the STP has been designed with a cross fall to fall away from the road to the west. An earth bank has also been incorporated along Middle Park Way, which will create a natural dam in the unlikely event of localised flooding. The pitch surface will be porous and rainfall will permeate through the surface to a free draining sub-base, connected to a series of land drains below. These drains are to be connected to a collector drain to the west of the pitch which in turn is to be connected to a flow control device ('hydro brake'). This will allow the flow to be restricted to the 1:100 year Greenfield run-off rate of 8.9l/s which will eventually discharge to the Hermitage Stream via an existing on-site outfall.

- 2.19. The pitch surface specification will be such that it will maintain it in a useable condition during periods of prolonged wet weather. Rainfall will be infiltrated away from the surface of the pitch quicker than would have previously been the case with the natural ground but attenuated within the sub base material, helping to resolve the overland flooding issues identified. By using such a system, third party flood risk off site would be reduced as discharge to the stream would not exceed the Greenfield Run-off Rate and rainfall would be retained within the development site in the attenuation sub-base.
- 2.20. A noise survey has been carried out and supplied with the application. To control potential noise nuisance, the school is proposing that strict measures will be put in place and written into a Community Use Agreement; to enable the school to abandon fixtures, cancel bookings, and ban individuals from using the STP. The use of a public address system is not being considered by the school.

3. Development plan

- 3.1. The development plan document relevant for consideration is the Havant Borough Council Core Strategy (March 2011).

The most relevant policies for consideration are

CS7 (Community Support and Inclusion),

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

CS16 (High Quality Design); and

DM14 (Car and Cycle Parking on Development [excluding residential]).

- 3.2. The National Planning Policy Framework, specifically core principle 12 and section 8, paragraph 74 is a material consideration.

4. Consultations

- 4.1. **Councillor Fairhurst** supports this proposal and comments that “it will not only be a valuable addition to the school but also the wider community. I also hope that all efforts are made to alleviate any problems that might be caused to nearby residents”.
- 4.2. **Councillor Finch** comments that “I can see no objections, with the information presently at my disposal, to this project”.
- 4.3. The **Environment Agency** has no objection subject to a surface water management condition.
- 4.4. **Sport England** has no objection subject to a Community Use Scheme condition.

4.5. The **Highway Authority** has no objection subject to a highways safety condition.

4.6. **Havant Borough Council** has no objection subject to the following conditions:

Works be carried out in full accordance with recommendations within 24Acoustics noise report.

1. Construction working hours
2. Operating hours
3. Dust suppression measures
4. Landscaping scheme
5. Tree survey and method statement

4.7. The **Environmental Health officer** at Havant Borough Council comments that "I have read the enclosed documentation provided by the applicant and can comment as follows:

Lighting:

The Abacus report and proposals submitted for the pitch lighting, appear to have adequately taken into account the prevention of light pollution problems to the surrounding residents; if the lighting is constructed as per the proposal, I raise no objection to this aspect of the application.

Noise:

24Acoustics report and proposals, especially in relation to an 1.8 metre bund along the eastern boundary and a 2 metre acoustic barrier on the southern boundary, refer. I am prepared to accept that these proposals if implemented as per the 24Acoustics recommendation should assist in preventing unreasonable disturbance to nearby residents or prevent them from enjoying the amenities of their own properties.

If the applicant is prepared to revert to the acoustic consultants' recommendations, and the Authority is of a mind to approve this application thereafter, I would ask that the following conditions be imposed:

1. Construction working hours
2. STP Operating hours
3. Dust suppression method

5. **Representations**

- 5.1. In addition to the public notice, 156 letters of notification have been sent to local neighbours.
- 5.2. As at 22 January 2014 no letters of objection have been received.
- 5.3. Two letters of support from local sport groups have been received with the application.

6. Commentary

- 6.1. The creation of the STP pitch would result in the loss of playing field land, however the proposal will not result in the net loss of sport facilities and so there is no objection from Sport England. As such the proposal would provide a higher quality recreational facility which would be of benefit to the school and wider community, the principle of the development is supported by wording within the National Planning Policy Framework (NPPF) (paragraph 74). It also meets the aims of core principle 12 within the NPPF and Policy CS7 (Community Support and Inclusion) as it seeks to deliver a community facility to meet the local need. The principle of the development is therefore considered acceptable in principle and the benefits of the proposal should be given significant consideration.
- 6.2. The visual impact of the STP with associated fencing is considered acceptable and compatible with the existing pitches and playing fields, as it is not regarded as a significant change to the school layout or its visual appearance. The pitch and landscaped mound are of appropriate scale within the expanse of playing field and against the mass of the existing buildings. The lighting masts would also be viewed in relation to existing tall street lights along Middle Park Way, The proposed fencing would compliment that already on site and will be screened by landscaping.
- 6.3. Whilst it is acknowledged that the nearest houses are in close proximity, the addition of a raised mound with planting at the eastern boundary will limit views into the site. There is to be some removal of trees on the southern boundary, however the majority of trees are to be retained and will be protected. The proposal includes replacement planting and a large area of additional tree planting to screen the pitch from the south and enhance the biodiversity value of the area adjacent to the stream.
- 6.4. A full size adult pitch was considered as an option, as it would sit comfortably running in an east west orientation at the centre of the playing fields. However, it was felt by all parties that this would create an unacceptable visual impact within the wider site, detracting from the open character and aspect of the school, and affecting a greater number of surrounding residents. It would also severely limit space available for other outdoor activities and would effectively sever the outer areas from the school.

- 6.5. In contrast, the benefits for positioning the pitch in its proposed location would ensure there is no loss of summer based activities, such as rounders, athletics and cricket.
- 6.6. Although noise levels are likely to increase, the pitch is not to be used for adult games, and so there is not expected to be the anti-social behaviour element often encountered through foul language. The noise generated would be similar to the existing levels created by the existing floodlit multi-use games area (MUGA) immediately to the north and the proposed bund would offer some noise attenuation to those properties nearest to the site. Additional noise barriers were recommended in the noise report, but it was noted through pre-application public consultation that local residents would prefer to retain their views across the school field. In response to those comments, the high barriers have not been put forward as part of the proposal. However, to allow some flexibility and safeguard resident's amenity, a condition is proposed to monitor the noise levels and measures to be taken if felt necessary at a later date.
- 6.7. Due to the design and modifications of the floodlighting used, the applicant believes that light spill has been minimised as far a possible across surrounding areas, whilst meeting current minimum guidelines for the intended use. There will be a visual impact as a result of the floodlighting being lit in the evenings, but this is considered against the benefit of a higher quality recreational facility for the school and wider community than the playing field currently provides (Policy CS7-Community Support and Inclusion and NPPF).
- 6.8. As the development is replacing existing sports provisions for the school with improved facilities, there will be some increase in community use but it will not be significantly different to that already taking place. This minor change will be managed through the community use Management Plan and a revised school transport plan.
- 6.9. Taking the above into account, the proposal is not a significant change to that already happening at the school and the visual and noise impacts on local resident's amenity will be limited. All the built elements of the proposal are considered acceptable in visual impact terms and so the proposal is in accordance with Policy CS16 - High Quality Design.
- 6.10. The proposal will not change the number of car parking spaces on site. In the event that there are back to back bookings, and each player and referee arrives at the school by car separately, this could mean 90 spaces might be required to accommodate the level of use. However, as explained earlier, this number could still be comfortably accommodated within the site, as there are a total of 172 spaces within the grounds. In addition, the cycle racks within the school are well used, so a large proportion of sport users are expected to walk or cycle to the site. There should be no unacceptable traffic impacts to the local road network or neighbour amenity in accordance with (Policy DM14 -Car and Cycle Parking on Development (excluding residential)).

- 6.11. The ecological mitigation measures to protect bats and conserve the stream environment proposed have been considered as appropriate and will be managed under condition. The proposed new native tree and shrub planting will also provide biodiversity enhancements, as it will in time increase opportunity for bats to forage along the stream whilst helping to reduce light spill from the STP. In addition, the Engineering Consultancy (Hampshire County Council's department of civil engineers and drainage consultants) has been appointed to develop a drainage strategy for the project. This is to ensure that there is no net increased likelihood of flooding in the area, with an aim to improve the situation. As protected species are conserved and biodiversity enhancements included, the proposal is in accordance with Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough).
- 6.12. To conclude it is considered that the proposal would be in accordance with the development plan Havant Borough Core Strategy March 2011 (summary attached) as it will provide improved education and community facilities (Policy CS7-Community Support and Inclusion), which is supported by The National Planning Policy Framework (paragraph 74). The pitch would not have any significant visual impact or materially harm the character of the area as it is acceptable in scale to its surroundings and will be screened from the road. There will not be any significant harm to the amenity of local residents (Policy CS16 - High Quality Design). It would be acceptable in terms of highway safety and convenience (Policy DM14 -Car and Cycle Parking on Development [excluding residential]). There will be no harm to protected species and the biodiversity of the area and it will benefit from localised enhancements (Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough).

7. Recommendation

- 7.1. That planning permission in respect to the construction of a synthetic turf pitch with floodlighting and associated landscape works at Park Community School, Middle Park Way, Havant, PO9 4BU (Application No: APP/13/01217) (Site Ref: HVE025) be approved for the above reasons, subject to the conditions listed in Integral Appendix B.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	No
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	No
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	No
Corporate Improvement plan link number (if appropriate):	
OR	
This proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because:	
The proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because the proposal is an application for planning permission and requires determination by the County Council in its statutory role as the minerals and waste planning authority.	

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Direct links to specific legislation or Government Directives		
<u>Title</u>	<u>Date</u>	
Havant Borough Core Strategy March 2011, National Planning Policy Framework (NPPF)		

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

<u>Document</u>	<u>Location</u>
Construction of a synthetic turf pitch with floodlighting and associated landscape works at Park Community School, Middle Park Way, Havant, PO9 4BU (Application No: APP/13/01217) (Site Ref: HVE025)	County planning QE II West The castle Winchester

CONDITIONS

Commencement

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

Plans and Particulars

2. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

Reason: To ensure that the development is carried out in accordance with the approved details.

Hours of Working

3. There shall be no access to the development site by any traffic associated with the construction/demolition (i.e. no delivery vehicles, no contractors' cars, nor plant and machinery) in the morning between 0830 and 0915; and in the afternoon between 1515 and 1545.

Reason: In the interests of public safety, to avoid traffic conflict at the times of the day when pupils are arriving at and departing from school.

4. No work relating to the construction of the development approved, including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials, shall take place before 0800 or after 1800 Monday to Friday inclusive, before 0800 or after 1300 on Saturday and not at all on Sunday or recognised public holidays.

Reason: In the interests of amenity of local residents in accordance with Policy CS16 of the Havant Borough Core Strategy March 2011.

Protection of Water Environment

5. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year 20% critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the

approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason: To ensure adequate drainage of the site in accordance with Policy CS15 of the Havant Borough Core Strategy March 2011.

Tree Protection

6. The trees to be retained shall be protected during building operations by the erection of sturdy protective fencing in strict compliance with the requirements of the Local Planning Authority to ensure their protection. The existing trees shall not be lopped, topped, felled or destroyed unless detailed on General Arrangement Plan (drawing P101778-L-102).

Reason: In the interests of visual and residential amenity and the safeguarding of the nature conservation interests of the site and adjoining land in accordance with Policy CS11 of the Havant Borough Core Strategy March 2011.

Hours of Use

7. The floodlights for the hard court play area shall only be switched on when necessary and then only between the following hours:
0830 and 2130 (Monday to Friday) for the period 30 September to and including 30 April
0830 and 2100 (Monday to Friday) for the period 01 May to and including 29 September
0900 to 2000 on Saturday and Sunday and Bank Holidays

Reason: In the interests of amenity of local residents and safeguarding the conservation status of bats in the vicinity in accordance with Policy CS11 and CS16 of the Havant Borough Core Strategy March 2011.

8. The Synthetic Turf Pitch 'STP' shall only be used between the following hours:
0830 to 2115 (Monday to Friday) for the period 30 September to and including 30 April
0830 to 2100 (Monday to Friday) for the period 01 May to and including 29 September
0900 to 1945 on Saturday, Sunday and Bank Holidays

Reason: To protect the amenity of the local community in accordance with Policy CS16 of the Havant Borough Core Strategy March 2011.

9. The noise generated by the floodlit Synthetic Turf Pitch 'STP' shall be monitored over a period of six months from the date of first use. If within the six month period the noise levels generated through the use of the STP within the evenings or at the weekends are excessive and leading to complaints details of noise mitigation measures (proposed 1.8 m bund along the eastern boundary and 2 m acoustic barrier on the southern boundary in

the location detailed on Drawing Figure 2 of 24 Acoustics report) shall be submitted to the Local Planning Authority for written approval. The measures shall be erected within one month from the date of approval and remain in accordance with the approved details.

Reason: In the interests of the local amenity in accordance with Policy CS16 of the Havant Borough Core Strategy March 2011.

Floodlighting

10. The floodlights shall be installed in accordance with the Abacus lighting specifications (Challenger 1 AL5760 series) and results shown in the Abacus vertical overspill plan UKS19626/6.

Reason: In the interests of amenity of local residents and safeguarding the nature conservation interests of the site and adjoining land in accordance with Policy CS16 of the Havant Borough Core Strategy March 2011.

11. Before the floodlights are erected and brought into use, written details of how the lighting shall be monitored for overspill within the first 12 months of use shall be submitted to the Local Planning Authority. Any overspill (outside of the area detailed in the Lighting Plans by Abacus vertical overspill plan UKS1962/6) from the lantern shall be reduced by adjusting them as soon as possible from the date of notification of the overspill and within a maximum of 10 days to the satisfaction of the Local Planning Authority. The monitoring process shall be subsequently carried out including after the lighting has been lowered and re-erected following any necessary maintenance.

Reason: To ensure the impact of the lighting is minimised on the occupiers of nearby properties and in the interest of safeguarding the nature conservation interests of the site and adjoining land in accordance with Policy CS16 of the Havant Borough Core Strategy March 2011.

Landscaping

12. No works shall start on site until a detailed landscape strategy for the site has been submitted to and approved in writing by the Local Planning Authority. This strategy shall include the mound fencing, measures to protect existing trees/vegetation and provide supplementary planting to improve the landscape and biodiversity value of the site. Once approved, the strategy will be implemented in full in the first available planting season. Any planting removed, dying, becoming seriously diseased or damaged within a five year period from date of planting shall be replaced with planting as originally required to be provided.

Reason: In the interests of visual and residential amenity and to safeguard the nature conservation interests of the site and adjoining land in accordance with Policies CS11 and CS16 of the Havant Borough Core Strategy March 2011.

Nature Conservation

13. Works shall be carried out in accordance with the measures set out within section 5 of the Phase 1 Ecological Survey and Phase 2 Bat Survey (HCCET, October 2013) relating to lighting design and vegetation screening.

Reason: In the interests of the nature conservation interests of the site and adjoining land in accordance with Policy CS11 of the Havant Borough Core Strategy March 2011.

Community Use

14. Prior to the commencement of the use of the development a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport in accordance with Policy CS7 of the Havant Borough Core Strategy March 2011.

Advice note

In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

*Annexe to Reason for Conditions
(as required by Article 31 of the Town and Country Planning
(Development Management Procedure) (England) Order
2010)*

HAVANT BOROUGH CORE STRATEGY MARCH 2011

Policy CS7 - Community Support and Inclusion

Planning permission will be granted for development that:

1. Has been informed and shaped by community and local stakeholder involvement in accordance with the Statement of Community Involvement.
2. Provides educational and training improvements including Building Schools for the Future.
3. Provides services for older people and other vulnerable groups, including Extra Care Facilities.

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Planning permission will be granted for development that:

2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.

Policy CS15 Flood and Erosion Risk

Development in areas at risk of flooding now and in the future as identified on the latest Environment Agency flood risk maps and Strategic Flood Risk Assessment climate change maps will only be permitted where:

1. It meets the sequential and exception test (where required) in relation to PPS25.
2. The site is located in a low hazard area as defined in the Strategic Flood Risk Assessment.
3. A site-specific flood risk assessment demonstrates that the development will be safe, including the access, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
4. The scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site.
5. Appropriate flood warning and evacuation plans are in place.
6. New site drainage systems are designed taking account of events which exceed the normal design standard.

All development will be required to ensure that there is no net increase in surface water run off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate.

Where SuDs are provided arrangements must be put in place for their whole life management and maintenance.

Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

- a) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
- b) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

Policy DM14 Car and Cycle Parking on Development (excluding residential)

Development will only be permitted where it provides parking for cars, motor cycles and cycles in accordance with the relevant standards. Such parking provision must be appropriately located in relation to the development and be practical for its intended use.

1. Responds to, draws inspiration from and respects local context and:

- a) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

National Planning Policy Framework (NPPF)

Core Principle 12

Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Section 8, Paragraph 74 – Promoting healthy communities

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.