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 Planning Sphere Limited
 Coworking Barn
 The Guild
 High Street
 Bath
 BA1 5EB

TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure)
(England) Order 2010

Application No: SDNP/13/04434/FUL

Proposal: New clubhouse pavilion, pedestrian/cycle link and revision to football pitch layout and associated landscaping (as additional information received 17/10/2013)

Site Address: Bohunt Manor, Portsmouth Road, Liphook, Hampshire, GU30 7DL

GRANT OF PLANNING PERMISSION

In pursuance of its powers under the above mentioned Act, the South Downs National Park Authority as the Local Planning Authority hereby **GRANTS** Planning Permission for the above development in accordance with the plans and particulars submitted with your application received on 14 October 2013.

This permission is subject to the following conditions:-

1. The development hereby permitted shall be begun **before the expiration of three years** from the date of this planning permission.
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.
2. **No development shall start on site until** plans of the site showing details of the existing and proposed ground levels, proposed external leaf DPC level, proposed finished floor levels, levels of any paths, roads and parking areas and the proposed completed height of the development and any retaining walls have been submitted to and approved in writing by the Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The details shall include the nomination of a competent person for the purpose of surveying and certifying that the "as built" external leaf DPC level is in accordance with the approved details. This certification shall be submitted in writing to the Planning Authority on completion of the

foundations and before any ground floor development commenced. The development thereafter shall be carried out in accordance with the approved details.

Reason - To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas.

3. **No development shall start on site until** details of any surface water drainage have been submitted to and approved in writing by the Planning Authority. Such details should include provision for all surface water drainage from parking areas, access roads and areas of hardstanding. The development works shall be carried out in accordance with the approved details **before any part of the development is occupied** and shall be retained thereafter.

Reason - To ensure adequate provision for drainage.

4. **No development shall start on site until** details of a scheme to prevent surface water from the site discharging on to the adjacent highway have been submitted to and approved in writing by the Planning Authority. The development works shall be carried out in accordance with the approved details before any part of the development is occupied and shall be retained thereafter.

Reason - To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

5. Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the 'Ecological Appraisal' report (Engain, September 2013) and, where relevant, the 'Ecological Management Plan' (Engain, October 2010) unless otherwise agreed in writing by the Local Planning Authority.

Reason - To protect and enhance biodiversity in line with NPPF, the NERC Act 2006 and local planning policy.

6. **No development shall start on site until** a fully detailed landscape and planting scheme for the site has been submitted to and approved in writing by the Planning Authority. The works shall be carried out in accordance with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. These works shall be carried out in the **first planting season after practical completion or first occupation of the development**, whichever is earlier, unless otherwise first agreed in writing by the Planning Authority.

Any trees or plants which, within a **period of 5 years** after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Planning Authority.

Reason - In the interests of the visual amenities of the locality and to enable proper consideration to be given to the impact of the proposed development on existing trees.

7. All works hereby permitted shall be carried out strictly in accordance with the submitted Arboricultural Statement and Method Statements received 17th October 2013 and the accompanying Tree Protection Plan No. CBA7375.06 Oct.2013. Details shall be submitted to and approved in writing for a pre-commencement site meeting and arboricultural supervision for those elements highlighted, namely the installation of the acoustic fencing on the eastern boundary of the football pitch site, and the installation and ground works for the football pitch in relation to tree No. 35.
Reason - To ensure that the trees on and around the site are adequately protected from damage to their health and /or amenity value.
8. **All development shall be stopped immediately** in the event that contamination not previously identified is found to be present on the development site and details of the contamination shall be reported immediately in writing to the Planning Authority.
Development shall not re-start on site until the following details have been submitted to and approved in writing by the Planning Authority:-
- (a) a scheme outlining a site investigation and risk assessments designed to assess the nature and extent of any contamination on the site.
 - (b) a written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all pollutant linkages and unless otherwise agreed in writing by the Planning Authority and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site **and** (unless otherwise first agreed in writing by the Planning Authority)
 - (c) a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified pollutant linkages;
- and before any part of the development is occupied or used** (unless otherwise first agreed in writing by the Planning Authority) a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to and approved in writing by the Planning Authority.
- The above site works, details and certification submitted shall be in accordance with the approved scheme and undertaken by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
- Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the

development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy P7 of the East Hampshire District Local Plan: Second Review.

9. The pitches shall not be used outside the hours of
08:00 to 18:00 Monday to Friday,
09:00 to 17:00 Saturday
10:00 to 14:00 Sunday (10:00 to 18:00 Sunday for cricket pitch only), Public or Bank holidays.
Reason - To ensure that the amenities of the area and permitted adjacent properties are not detrimentally affected by the use of the site outside reasonable times.
10. **Before development of the development is commenced**, the existing access from the site to Portsmouth Road shall be permanently stopped up in accordance with details to be submitted to and approved in writing by the Planning Authority. The approved details shall be carried out before the first use of any part of the site and remain in place thereafter.
Reason - In the interests of highway safety.
11. **Before use of the pitches is commenced**, provision for parking for the pitch or shall have been made within the site in accordance with the approved plans and shall be retained solely for parking purposes thereafter.
Reason - To ensure adequate on-site car parking provision for the approved development.
12. **Before any works commence on site**, details of the acoustic bund and fencing as shown on drawing 999-008 shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details. Before the pitch is first brought into use, details shall be submitted by a competent person as to the effectiveness of the measures undertaken and any further mitigation that may be required for approval. The additional works shall be carried out in accordance with the approved further mitigation works before the pitches are first brought into use.
Reason - To protect the amenity of the residents of the permitted houses on the adjacent site.
13. No part of the development shall commence on site until such time as the details of the access arrangements shown in principle on drawing WB01552 C 003.A3 have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be completed and a Certificate of Completion issued by Hampshire County before the pitches and allotments are first brought into use.
Reason - To ensure a safe and appropriate access to the site.

14. **Before any development commences on site**, details of the mitigation measures to ensure safety of pedestrians using footpath 2 shall be submitted to and approved in writing by the Local Planning Authority. The details once approved shall be carried out before the football pitch is first brought into use and retained thereafter.
Reason - To ensure the safety of users of the footpath.
15. **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) The provision of long term facilities for contractor parking;
 - (b) The arrangements for deliveries associated with all construction works;
 - (c) Access and egress for plant and machinery;
 - (d) Protection of pedestrian routes during construction;
 - (e) Location of temporary site buildings, compounds, construction material, and plant storage areas;
 - (f) Controls over dust, noise, and vibration during the construction period;
 - (g) Provision for storage, collection, and disposal of rubbish from the development during construction period; and
 - (h) Re-use of on site material and spoil arising from any site clearance or demolition work.
- Demolition and construction work shall only take place in accordance with the approved method statement.
Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.
16. **Approved Plans**
The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".
Reason - For the avoidance of doubt and in the interests of proper planning.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Status
Application Form		Approved
Arboricultural Development Statement	CBA7375v2	Approved
Tree Survey Plan	7375.02A	Approved
Tree Protection Plan	7375.06	Approved
Ecological Appraisal		Approved
Landscape and Visual Impact Appraisal		Approved
Planning, Design and Access Statement		Approved
Red Line Drawing	999-01-011	Approved
Football Pitches Detail	999-02-007	Approved
Consented Football Pitches Detail	999-01-007	Approved
Consented Football Pitches Proposals - Masterplan	999-01-006	Approved
Football Pitch Sections	999-008	Approved
Club House East and West Elevations	PO6	Approved
Club House South Elevation	PO5	Approved
Club House North Elevation	PO4	Approved
Club House Roof Plan	PO3	Approved
Club House Plan at High Level	PO2	Approved
Club House Ground Floor Plan	PO1	Approved
Club House Section AA	PO7	Approved
Club House Sections BB and CC	PO8	Approved
Proposed Highway General Arrangement	003.A3	Approved

INFORMATIVE NOTES

These are advice notes to the applicant and are not part of the planning conditions

- 1 In reaching this decision the local planning authority has worked with the applicant in a positive and proactive way, in line with the NPPF.



TIM SLANEY

Director of Planning

South Downs National Park Authority

Date: 03 March 2014



Working in Partnership



NOTES TO APPLICANTS / AGENTS

Fees for discharge of planning conditions

Fees apply for the submission for any consent, agreement or approval that are required by a planning condition. The fee chargeable is £97 per request or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. **The fee is payable for each submission made regardless of the number of conditions it is seeking to discharge.**

A fee is payable for conditions related to planning permissions and reserved matter applications only. A fee is not required for conditions attached to listed building consents and conservation area consents. The requirement to make this charge is set out in Government Circular 04/2008.

You may wish to use the standard form to accompany your submission, or set out your requests in writing, clearly identifying the relevant planning application and condition(s) which you seek to discharge or seek approval for. Forms & guidance notes are available on the South Downs National Park Authority website, www.southdowns.gov.uk.

Non Material Amendments

There is an application form for the submission of Non Material Amendments to approved plans. Forms & guidance notes are available on the South Downs National Park Authority website, www.southdowns.gov.uk.

The fee chargeable is currently £195 per request, or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house.

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.