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02 December 2024

Planning Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: 1407
Planning Portal Reference: PP-13598415

Dear Sir or Madam

Full planning application for widening of north car park access and new widened bell-mouth junction at Havant and South Downs College (Havant) New Road, Havant, PO9 1QL

Smith Jenkins Planning & Heritage act on behalf of Havant and South Downs College (HSDC) (the Applicant) and have today submitted an application via the Planning Portal (reference PP-13598415) for the widening of the north car park access and a new widened bell-mouth junction at Havant and South Downs College (Havant) New Road, Havant, PO9 1QL.

The application comprises the following documents:

- Application forms, duly completed;
- This covering letter forming the Planning Statement;
- Site Location Plan 1:1250 (generated by the Planning Portal);
- Existing Access Layout - 304559-SWH-XX-XX-DR-C-6001 P01;
- S278 General Arrangement - 304559-SWH-XX-XX-DR-C-8000 P01;
- S278 Tracking 7.5t Panel Van - 304559-SWH-XX-XX-DR-C-8001 P01; and
- Transport Technical Note, prepared by Scott White and Hookins, November 2024

The required application fee of £293 has been paid via the Planning Portal.

Please confirm receipt of the application and fee.

The Site and Context

Havant and South Downs College (HSDC) is a leading Further and Higher Education College which was formed on 1st August 2017 after the merger of South Downs College and Havant Sixth Form College. In 2019, the College also merged with Alton College to create three campuses based in Hampshire: HSDC Alton, HSDC Havant and HSDC South Downs.

The site is located to the north of the town of Havant, situated immediately northwest off the B2149 roundabout and is accessed off Barncroft Way.



Figure 1: Havant College Campus

The application site comprises the existing northern access into the north College car park off Barncroft Way. The access comprises a hardstanding single lane road with gated access, as shown in **Figure 2** below.

To the north of the site are a row of trees, with residential development beyond. To the south of the site lies the Havant College Campus and its associated buildings and facilities. Immediately west of the site lies Barncroft way, with commercial, healthcare and residential development beyond.



Figure 2: Access to the north car park (Google Street View – August 2023)

Planning History

Relevant planning history associated with the site is listed below.

Planning History			
APP/23/00928	Havant College, Barncroft Way, Havant, PO9 1QL	Erection of new three storey teaching building and provision of 8No. additional parking spaces, 14No. cycle spaces, new fencing and landscaping.(20.06.24). Request to discharge conditions 10, 11 and 12 (21.06.24).Request to discharge condition 14 (25.10.24). Havant College, Barncroft Way, Havant, PO9 1QL	Granted 20/06/2024
APP/12/00345	Havant College, Barncroft Way, Havant, PO9 1QL	New single storey curriculum building to include 6No. classrooms, staff workroom, tutorial room and ancillary facilities. Replacement for temporary portacabins currently on site	Granted 24/05/2012
APP/11/00937	Havant College, Barncroft Way, Havant, PO9 1QL	Change of use for sports hall from D1 to a mixed D1/D2 usage to allow evening use by sports	Granted 07/12/2011

		organisations (non-compliance with condition 10 to 99/51057/018).	
99/51057/018	Havant College, Barncroft Way, Havant, PO9 1QL	Removal of 17 no. temporary classrooms and the construction of new sports hall and two storey block of 12 no. classrooms, covered way at first floor level, new fire escape and provision of 30 additional car parking spaces and 30 cycle racks	Granted Subject to Section 106 09/07/1999
97/51057/016	Havant College, Barncroft Way, Havant, PO9 1QL	Outline application for the construction of a sports hall adjacent to existing hockey pitch	Granted September 1997

Summary of the Proposals

The proposed development is for the widening of the existing northern access into the north car park from Barncroft Way, to allow for two-way vehicle access.

The existing access to the north car park will be widened from 3.7m to 7m and a new widened bell-mouth junction with 6m radius will be formed on the north side of the existing access.

The footway to the side of the access road will be moved the same relative distance to accommodate the widened road and preserve the existing pedestrian access arrangements.

The proposals will not affect parking on the site.

The works to the adopted highway will be dealt with as part of a separate Section 278 application submitted to Hampshire County Council as the local highway authority.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that: “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.”

The Development Plan relevant to the proposed development includes the Havant Local Plan (Core Strategy), adopted in 2011, of which the following policy is of relevance to the proposals:

- Policy CS16 – High Quality Design
- Policy CS20 – Transport and Access Strategy

The National Planning Policy Framework (NPPF), published December 2023, is a material consideration in the determination of the application, as is the Planning Practice Guidance (PPG). Chapter 9 (Promoting Sustainable Transport) of the NPPF is relevant to the proposed development, particularly:

- Paragraph 114 part b) seeks the achievement of safe and suitable access to sites for all users.
- Paragraph 115 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- Paragraph 116 part c) states that within the above context, development should create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.

Planning Considerations

Principle of Development

Policy CS20 of the Havant Local Plan states, inter alia, that development will be permitted where it does not increase congestion and promotes better use of the existing transport networks and includes walking or cycling where appropriate.

The application is supported by a Transport Technical Note, prepared by Scott White and Hookins. The Note sets out that the existing access to the north car park at HSDC Havant has a width of only 3.7m, which is insufficient for two cars to safely pass, and means that at peak times, vehicles entering the site are given priority while vehicles exiting have to wait at the other end of the narrow section. The affected section of carriageway within the site is currently at least 40m in length.

Furthermore, if a vehicle has already entered the narrow section to exit the site, vehicles seeking to enter must wait in the bell-mouth or risk obstructing Barncroft Way. Consequently, the access in its current form is evidently undesirable and unsafe at times.

The purpose of the proposed development is to resolve the current issues to allow safer access and egress for vehicles to and from the north car park, and will significantly reduce any risk of vehicles having to queue within the public highway in order to enter the site. Furthermore, the proposals will retain the existing pedestrian footway adjacent to the access road.

In light of the above, it is considered that the development would promote better use of the existing transport network to provide a safer and suitable access while ensuring the existing pedestrian footway is preserved.

The principal of development is therefore deemed to be acceptable and in accordance with Policy CS20 of the Havant Local Plan and the objectives set out within Chapter 9 of the NPPF.

Design and Impact Upon the Character of the Area

Policy CS16 of the Local Plan sets out the criteria to achieve high quality design in development including the need to produce a positive relationship between buildings, street and spaces and ensure safe and convenient access for all.

The proposed development will upgrade the existing access with a wider improved layout. The existing part of the footway which will be broken out will be replaced with concrete surface to match the existing surface level and material, ensuring legibility and harmony with the existing road character and design. Furthermore, the public street will remain uncluttered with unrestricted access.

As such, the design and layout of the development is considered to represent an improvement over the existing and will not negatively impact the character of the area. It is therefore considered that the proposals accord with Policy CS16 of the Local Plan.

Other matters

The proposed works will not affect flood risk, trees or any ecological interests.

Conclusion

Full planning permission is sought for the widening of the north car park access and provision of a new widened bell-mouth junction at Havant and South Downs College (Havant) New Road, Havant, PO9 1QL.

This supporting letter has demonstrated compliance with the relevant planning policies and the objectives of the NPPF. As such, we trust that the Local Planning Authority will find the proposals acceptable, and that full planning permission will be granted accordingly without delay.

Should you have any queries relating to the above, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'E Warner', is positioned above the printed name.

Emily Warner MRTPI

Associate Director