
Site Address:	Town Park at the MDA Berewood Development Site, London Road, Waterloooville		
Proposal:	Installation of 1No. 5m column with 4No. HD CCTV bullet cameras (type AW1502/5).		
Application No:	APP/20/00198	Expiry Date:	05/05/2020
Applicant:	Mr Horwood Grainger Plc		
Agent:	Miss Stala Savills	Case Officer:	Lewis Oliver
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

This report relates to development within the southern section of West of Waterloooville Major Development Area (MDA). It relates to an application located just within Havant Borough Council administrative boundary, within the Town Park of the MDA, The district boundary with Winchester City Council lies immediately to the west, which is defined by the new public footpath going through the Town Park.

1 Site Description

The location proposed for the installation of the CCTV is within the Town Park at Berewood, granted Outline Planning consent on 18 April 2012 (APP/10/00828 and 10/02862/OUT). The Town Park is located to the south of the Berewood MDA adjacent to Milk Lane and London Road. The CCTV is proposed to be located adjacent to the footpath connecting Milk Lane to the Town Park. A location plan for the Town Park within the Berewood MDA has been submitted with this application for information purposes only (Ref: Town Park Reference Location Plan).

Reserved Matters consent was granted for Phase A of the Town Park in July 2014 (APP/14/00061 and 14/00092/REM). A revised Reserved Matters Application was submitted and approved in May 2017 (APP/16/01211 and 16/03168/REM). This application took account of amendments to the location of the Multi Use Games Area (MUGA) and sought approval for the access points to Phase A of the Town Park. Details relating to the play equipment, skate park and MUGA were subsequently approved via a discharge of conditions. The skate park, MUGA and Phase A of the Town Park are now operational.

Since opening, the Town Park has been subject to repeated vandalism and anti-social behaviour in and around the MUGA and Skate Park.

2 Planning History

The outline permission for the site is 10/02862/OUT for Winchester and APP/10/00828 for Havant. The approved outline permission was for:

Outline application for the development of approx 2550 no dwellings including the construction of a new access from Ladybridge Roundabout, Milk Lane and completion of Maurepas Way access, a local centre comprising retail, community building, land for healthcare, land for elderly care, public house, land for 2 primary schools, land for a nursery, land for employment uses, associated amenity space along with substantial green infrastructure, SuDS, land for allotments, main pumping station, land for cemetery, restoration of River Wallington together with landscape structure planting. The same permission also approved the detail for 194 dwellings on Phase 1, to the west of the ASDA roundabout on Maurepas Way. There is a S106 agreement that covers financial contributions and works for various infrastructure matters; the timing of the payments and works being tied to numbers of units completed over the entire Grainger part of the MDA.

Subsequent to the approval of the outline permission, both Authorities approved a Design Code under APP/12/01297 for Havant and 10/02862/OUT for Winchester for the outline area, named Berewood, in December 2012. The Code deals with the structure, use and form of development for a number of identity areas which are the Market Town, Garden Suburb, The Hamlets, Employment hub and the Countryside and River Wallington Corridor. The application lies within the Garden Suburb identity area. The approved Design Codes also give guidance on planting and hardsurfacing.

Other applications submitted since the approval of the outline and of relevance are:

APP/14/00061 and 14/00092/REM - Reserved Matters consent was granted for Phase A of the Town Park in July 2014.

APP/16/01211 and 16/03168/REM- A revised Reserved Matters Application was submitted and approved in May 2017.

APP/18/01317 - Reserved Matters Application for Access, Landscaping and Layout, pursuant to outline application APP/10/00828 for approval of landscape detail, access and levels at Berewood Town Park Phase B. (Winchester City Council Outline Application reference 10/02862/OUT and Reserved Matters reference 19/00008/REM), PERM, 17/04/2019

3 Proposal

The proposal consists of the installation of 1no. 5m column with 4 HD IP bullet cameras (type AW1502/5), mounted to view the skate park and MUGA area. The column will also be fitted with an anti-climb guard to prevent damage or theft. The cameras will be powered by an existing electricity supply.

The pole will be black powder coated finish in order to accord with the Berewood Design Code approved in April 2013 under Condition 4 of the Outline Planning Consent (APP/12/01297 and 10/02862/OUT). Code GS07, Hard Landscape states that lighting poles must be black in colour.

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

CS1	(Health and Wellbeing)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS18	(Strategic Site Delivery)
CS19	(Effective Provision of Infrastructure)
CS7	()
CS8	(Community Safety)
DM6	(Coordination of Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)
WA1	(Waterlooville Housing Allocations)

Havant Borough Pre Submission Local Plan 2036

The Pre-submission Havant Borough Local Plan 2036 was approved by the Council on 30 January 2019 and was subsequently published under Regulation 19 of the Town and Country

Planning (Local Planning) (England) Regulations 2012 for public consultation between 4 February 2019 to 18 March 2019. After this period, the next stage in the plan preparation will be

the submission of the Local Plan for independent examination and thereafter adoption.

Until this time, the Pre-Submission Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms

that weight may be given to policies in emerging plans following publication unless other material considerations indicate otherwise. Based on the current stage of preparation, along with

the fact that the policies are compliant with the NPPF, the policies within the Pre-Submission Local Plan referenced below are currently afforded some weight, dependent on the level of objection received to each individual policy during the consultation process.

The relevant planning policies of the emerging Local Plan are:

- DR1 - Delivery of Sustainable Development
- E1 - High Quality Design
- E2 - Health and wellbeing
- E3 - Landscape and settlement boundaries
- E22 - Amenity and pollution

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

No response

Councillor Dianne Lloyd

No response

Councillor S Milne

No response

Crime Prevention -Minor Apps

No response

Environmental Health Manager, Community Group

No objection

Winchester City Council

No response

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: 11

Number of site notices: 1.

Statutory advertisement: Not applicable.

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

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The skate park, MUGA and

Phase A of the Town Park are now operational. Since opening, the Town Park has been subject to repeated vandalism and anti-social behaviour in and around the MUGA and Skate Park. Evidence of some of the graffiti and vandalism found at the Town Park since Summer 2019 has been included below in the submitted covering letter, and identifies that the following has occurred:

- Graffiti to various areas of the Town Park
- Damage to Willow Tree arch
- Vandalism and damage to Youth Shelter
- Fire started within the Youth Shelter
- Benches torn off gabion basket housing
- Graffiti to benches
- Littering and emptying of rubbish bins across the Town Park

The application contains details regarding adoption arrangements for the Town Park and how this CCTV application fits into any such arrangement following discussions with Winchester City Council. Grainger has confirmed that a service contract for the CCTV will be paid for the next 36 months, no further payments are required in this period. Grainger would take responsibility of the maintenance contract until the Town Park was adopted, whenever this may be in the future.

Should the Town Park be adopted prior to the expiration of the existing paid for 36 month service contract, the ownership of this contract would be transferred, along with all operational equipment and software to the relevant Local Authority. The relevant Local Authority, which would either be Winchester City Council or the recently formed Newlands Parish Council, could then choose to extend or terminate such contract as they see fit.

Until such time as the Town Park is adopted, Grainger would take ownership of the data collected from the CCTV imagery. Storage is limited and only available for a period of 22 days on the local hard drive and recorder, which would be stored in a secure cabinet within the Town Park. Limited Berewood Grainger staff and if necessary, the Police would have access to this data.

As such in summary on this matter the principle of CCTV in this location is considered acceptable, and will assist in preserving community safety in accordance with policy CS8 of the adopted Core Strategy. In terms of the service arrangements for the CCTV and wider Town Park arrangements, this is also considered to be an appropriate arrangement. If the CCTV is not adopted or no longer required as part of the wider Town Park management, a condition is recommended to remove the CCTV and associated paraphernalia to return the site to its previous condition.

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

The pole will be black powder coated finish and is considered to accord with the Berewood Design Code approved in April 2013 under Condition 4 of the Outline Planning Consent (APP/12/01297 and 10/02862/OUT). Code GS07, Hard Landscape states that lighting poles must be black in colour. It is considered that the overall size and scale of the development would reasonably integrate with the other street furniture, particularly the existing street lighting columns along the main Town Park footpath.

(iii) Impact upon residential amenity

The direction and angle of the CCTV cameras has been shown on the Proposed CCTV Camera Position Plan. This demonstrates that the range of the 4no. cameras does not extend beyond the boundary of the Town Park and, therefore, would not cause any overlooking or privacy concerns for residents of properties on London Road. Maintenance access to the CCTV cameras is proposed along the existing footpath within the Town Park. It is noted that no objections have been received to this application.

8 **Conclusion**

It is considered that the proposal will assist in improving community safety for the users of the Town Park, furthermore the proposal is in accordance with the adopted design code of the MDA, and would therefore not have a significant adverse impact on the character and appearance of the area, or on amenities of neighbouring residential properties.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00198 subject to the following conditions:

- 1 The development must be begun not later than three 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:

Location Plan - GTWVILLE TP_GA_02
Proposed CCTV Camera Position - GTWVILLE TP_UT_02_B
CCTV Product Specification AW1502/5 Lamp Standard Pole
Tubular Poles Specification - AW1502/5
Camera Specification 2MP IR Vari-focal ePoE Bullet

Reason: - To ensure provision of a satisfactory development.

- 3 The development hereby permitted shall, if de-commissioned or no longer in use, be demolished and all resultant materials removed and the site shall be restored to its previous condition unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the amenities and the character and appearance of the area in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.