
Site Address: Sir George Staunton Country Park, Middle Park Way,
Havant, PO9 5HB
Proposal: Hampshire County Council consultation request in relation to erection
of 21st Century Folly and use of an area of Storey Gardens for agricultural usage
including the erection of two poly-tunnels.
Application No: APP/19/00472 Expiry Date: 02/07/2019
Applicant: Hampshire County Council
Agent: Case Officer: Bee Crawford
Ward: Battins

Recommendation: **RAISE NO OBJECTION**

1 Site Description

- 1.1 Sir George Staunton Country Park is a listed landscaped parkland and forest located on the west side of Petersfield Road and is accessed from Middle Park Way. To the west and south of the site is the residential locality of Leigh Park.
- 1.2 The site subject of this consultation report lies to the north of Middle Park Way, with the folly to be located adjacent to a footpath and Storey Gardens which are located between this footpath and the site boundary with Petersfield Road.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is a consultation from Hampshire County Council in relation to erection of 21st Century Folly and use of an area of Storey Gardens for agricultural usage including the erection of two poly-tunnels.

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

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Sir George Staunton

5 Statutory and Non Statutory Consultations

Principal Conservation Officer, Development Control

No Objection

The proposed building lies within the Country Park which is a Registered Park & Garden (grade II*) and designated conservation area which has a number of other heritage assets (listed buildings).

It is my understanding that proposals affecting a grade II* landscape (registered Park & Garden) need to be referred to the Garden History Society and Historic England as statutory consultees. I note this is a County application, so they may have initiated this (but does not appear so) and is worth checking.

The application seeks permission for the erection of 21st Century Folly and use of an area of Storey Gardens for agricultural usage including the erection of two poly-tunnels. Road improvements to Middle Park Way are also included.

The application has been submitted with a good heritage statement which clearly identifies the significance of the park and impact on the proposals. From the information submitted I am of the view that the proposals will cause no harm to any heritage assets. The 21st Century folly will be an interesting and engaging feature that will help tell important stories of the park. I only see benefit in this addition. The polytunnels are set in a location and are of a size that would also cause no harm to any heritage assets and the road layout enhances pedestrian access to the north and south sites which will aid the future of the park.

No conditions.

Officer Comment: A consultation response has been received from The Gardens Trust, although at the time of writing this report no response has been received from Historic England.

6 Community Involvement

This application forms a consultation request only by Hampshire County Council in relation to the development proposed. All neighbour notifications will have been undertaken by Hampshire County Council on this basis as part of the formal planning application.

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) Effect on Sir George Staunton Conservation Area
- (iii) Highways and Access

- (i) Principle of development

7.2 The site lies outside the urban area and in addition Policy CS11 seeks to protect and enhance the environment and heritage of the Borough. The proposed 21st Century folly will be an interesting and engaging feature that will help tell important

stories of the park. It will have a stone base with fabricated steel artwork.

- 7.3 The two new poly tunnels will replace the existing poly tunnel currently located in the old nursery site, which will now be used as a new car park. The two smaller tunnels are to be located within the Storey Gardens, a historic walled garden the which will become the new home/focus for the Beacon Project's horticultural activities. They are constructed from using steel hoop framework to support the 200 micron Super Therm polythene cover. The tunnels will be used for growing vegetables and plants which are then sold to park and farm visitors.

(ii) Effect on Sir George Staunton Conservation Area

- 7.4 The proposed 21st Century Folly and new poly tunnels are deemed to complement the park and would not result in any adverse impact. It is considered the proposals would therefore preserve the character of the Conservation Area.

(iii) Highways and Access

- 7.5 The park development includes an improved pedestrian crossing on Middle Park Way, for the safety and convenience of visitors.

8 Conclusion

- 8.1 Havant Borough Council **RAISES NO OBJECTION** in principle to this County Application but note that whilst Historic England may have been consulted by HCC, no response had been received at the time this report was written, and may require further consideration.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **RAISE NO OBJECTION** for application APP/19/00472 subect 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 external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg no. 1.5 Rev B Location plan
Drg no. 12.1 Rev B Part site plan
Drg no. 12.2.2 Rev A Folly part site plan and tree protection scheme
Drg no. 12.2.1 Rev A 21st Century folly elevation and images

Drg no. 12.3.1 Rev A Storey Gardens plan polytunnel proposals

Drg no. 12.3.2 Rev A Storey Gardens polytunnel proposals

Photographs and photomontages

Planning statement

Design and access statement

Heritage statement

Reason: - To ensure provision of a satisfactory development.