
Site Address:	Recreation Ground Gauntlett Park, Morelands Primary School, Crookhorn Lane, Waterlooville		
Proposal:	Construction of a wider and safer shared route on Gauntlett Park for pupils accessing Morelands Primary School.		
Application Type:	Full Planning Permission	Expiry Date:	16/04/2024
Application No:	APP/23/01044		
Applicant:	Mr Nortey		
	Hampshire County Council		
Agent:	Mr Islam	Case Officer:	Kayleigh Taylor
	Havant Borough Council		
Ward:	Purbrook		

Reason for Committee Consideration: Havant Borough Council is the landowner and agent for the application

HPS Recommendation: **GRANT PERMISSION**

Executive Summary

The proposal seeks permission for the construction of a wider and safer shared route on Gauntlett Park for pupils accessing Morelands Primary School. The proposed shared route would promote walking and cycling to and from Morelands Primary School and therefore is supported in principle. The proposed route would result in some erosion of the green open space but this would only amount to minor harm and would be outweighed by the benefits of the proposal. Officers are satisfied that the impacts on trees and ecology could be mitigated through the recommended conditions. The proposal is therefore recommended for approval.

1 Site Description

- 1.1 The application site comprises a triangular piece of land in the south of the recreation ground at Gauntlett Park in Waterlooville. The recreation ground is located to the west of Morelands Primary School and is accessed from the southeast by an undesignated footpath from Crookhorn Lane. It can also be accessed from the southwest by a footpath from Copse Close and from the northeast by a Public Right of Way (PROW) (Footpath number: 108/128/1). The recreation ground slopes down from southeast to northwest. Currently there is a lit footpath running from southwest to northeast, on the northern side of the footpath there is a playground. There is also an unlit footpath running along the southern boundary from east to west, which is uneven and steep in parts.

2 Planning History

None relevant.

3 Proposal

- 3.1 Construction of a wider and safer shared route on Gauntlett Park for pupils accessing Morelands Primary School.
- 3.2 The proposal comprises a forked shared route (with access from the southwestern and southeastern corners of the recreation ground). These would merge together before

linking to the existing lit footpath to provide access to the PROW beyond the northeastern corner of the site. The proposed shared route would measure approximately 3m wide and would be constructed with an asphalt concrete surface (Type 1A standard HCC flexible construction). There will be earth works associated with the creation of this shared route to reprofile the land.

- 3.3 There would be the removal of 2 existing lighting columns and the installation of 5 new lighting columns along the new shared route.
- 3.4 The redundant section of the existing footpath running southwest to northeast would be removed and replaced with topsoil, grass and seed.
- 3.5 The southern footpath would remain as existing.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS1	(Health and Wellbeing)
CS13	(Green Infrastructure)
CS16	(High Quality Design)
CS20	(Transport and Access Strategy)
CS8	(Community Safety)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM23	(Sites for Brent Geese and Waders)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

HBC Communities Manager

No comments received.

County Minerals

No comments received.

HBC Ecologist

The application is accompanied by an Ecology Screening Report (HCC Ecology, September 2022). The report concludes that ecological impacts are likely to be limited, with potential impacts on bat species from reconfigured artificial lighting the most prominent potential impact. The proposal will result in the removal of existing lighting columns and new columns installed along the new path route. No lighting spillage drawings are provided and it is not therefore possible to ascertain the extent to which new lighting will potentially impact on adjacent habitat. I do not consider that any impacts would be significant – there is a benefit from removing lighting from the current route – although it is not possible for me to provide conclusive views. The submitted ecology report provides recommendations for new lighting – such as using either

bollard lights or hooded column lights – in order to reduce potential impacts. I would welcome clarification on whether these recommendations have informed design and whether light spillage has been assessed.

Otherwise, I am content that ecological impacts are likely to be limited and non-significant. The ecology report contains some sensible recommendations to ensure that potential impacts are avoided/minimised, and these should be implemented. Areas of new landscaping are shown as being seeded, presumably with a standard amenity grass mix. It would be beneficial to include a wildflower mix element where possible, using a mix suited to clay soils.

Officer comment: *The Council's Ecologist has confirmed that they are satisfied that the lighting scheme can be secured by planning condition.*

Hampshire Highways

No comments received.

HCC Arboricultural Consultancy

Original comments received

The sections to both the south west the south east of the site are close to retained trees where they sweep to meet the existing path. The construction method is cited as being 'standard construction' on the drawing ref CMS2798- -2022_01 - DD- 00012. Standard construction will cause damage to the roots and may lead to premature decline, death or instability of these trees. This is most likely not an acceptable method this close to trees, especially when it is likely they will have preferentially rooted on the north side due to the access track to the south:

I strongly recommend that arboricultural advice is sought and a no-dig solution for this section is considered. If the application is consented, an Arboricultural Method Statement (AMS) showing how this scheme will be installed without damage to trees must be conditioned as a pre-start requirement.

Further comments received after submission of amended plans

The previous arboricultural comment recommended that a NO-DIG construction method be used near, that is within tree Root Protection Areas (RPA), the trees on site. No information has been provided to show that these RPAs have been calculated, or to show that a suitable construction method is to be used. I note that some text has been added to the revised General Arrangement drawing with an area shown as 'Hand digging only, and work supervised by Arboriculturist'. However, this is woefully inadequate in my opinion, and disregards the advice previously offered, and does not specify an appropriate construction method for to use within tree RPAs.

I would recommend that a NO-DIG cell web type construction is used for the path within RPAs, or alternatively that the path is routed to be outside of any RPAs. To ensure that this is constructed without damage to retained trees an Arboricultural Method Statement should be prepared by a competent arboriculturist and adhered to throughout the construction.

Officer comment: *A condition to this effect is recommended.*

Landscape Team, Havant Borough Council

No landscape objection.

Hampshire Biodiversity Information Centre

Within 50m of Priority Habitat (Lowland Mixed Deciduous Woodland).

Open Space Society

No comments received.

Portsmouth City Council

No comments received.

Property Services Manager

No comments received.

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: 53

Number of site notices: 3

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

- 7.1 Having regard to the relevant policies of the development plan and all other material considerations 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
- (iv) Impact on trees
- (v) Ecology

- (i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development management criteria.

- 7.3 Policy CS1 of the Havant Borough Local Plan (Core Strategy) 2011 seeks to '*support the increased footpath and cycle use through the design of development, linkage and signage*'. Further to this Policy DM11 of the Havant Borough Local Plan (Core Strategy) 2011 states that '*The council will seek to ensure that every opportunity is taken to increase integration of sustainable travel modes and availability of non-motorised modes*'.

- 7.4 Having regard to this, there is strong policy support for the principle of improving the access for pedestrians and cyclists, and in this regard the proposal seeks to improve accessibility for pupils at Morelands Primary School through a shared route. Further to this there would be wider benefits to the local community and the proposal would generally encourage sustainable non-motorised modes of travel.

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

- 7.5 Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 sets out criteria to ensure a high quality of development. This seeks to support developments that integrate

'with the immediate local area and the wider area by linking to existing pedestrian and cycle routes' and 'contribute to the improvement of the public realm'.

- 7.6 Policy CS8 of the Havant Borough Local Plan (Core Strategy) 2011 states that planning permission will be granted for development proposals that: *'Provide well-lit footpaths, cycle ways and roads providing that this does not adversely affect designated habitats or the landscape.'*
- 7.7 The proposal would provide a wider and more direct route between the northeastern and the southeastern and southwestern corners of the recreation ground. This would inevitably result in some urbanisation and erosion of the green open space. However, this harm would be relatively minor, and the proposed new route would be seen within the context of existing trees which would help to soften its appearance. The redundant section of southwestern-northeastern path would be replaced with top soil and grass. Officers consider that the limited harm to visual amenity would be outweighed by the benefits of providing a shared route.
- 7.8 The footpath running along the southern boundary of the recreation ground would remain as existing and therefore the desire line of pedestrians between Crookhorn Lane to the east and Copse Close to the west would still be respected, with this existing footpath being read as a subservient route to the proposed new shared pedestrian and cycle route.
- 7.9 The proposal seeks an increase in lighting columns by 3; this would provide a well lit route which would help to make users of the route feel safe. A condition is recommended to ensure that the proposed lighting would have an appropriate brightness (lux) and appropriate shielding to minimise light spill into the wider area.
- 7.10 The proposal is therefore considered to comply with Policies CS8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011.
- (iii) Impact upon residential amenity
- 7.11 Given the scale, location and nature of the works proposed, it is considered that there would be no adverse impacts on neighbouring occupiers. The proposal therefore accords with the requirements of Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.
- (iv) Impact on trees
- 7.12 Policy CS13 of the Havant Borough Local Plan (Core Strategy) 2011 seeks to ensure that developments do *'not undermine the functional integrity of the green infrastructure'*. Further to this Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 seeks to protect natural features of nature conservation and/or amenity importance on the site, including trees.
- 7.13 The County Arboriculturist has commented: *'The sections to both the south west the south east of the site are close to retained trees where they sweep to meet the existing path....Standard construction will cause damage to the roots and may lead to premature decline, death or instability of these trees. This is most likely not an acceptable method this close to trees, especially when it is likely they will have preferentially rooted on the north side due to the access track to the south.'*
- 7.14 In response the applicant has submitted an amended plan showing that all works within the root protection area (RPAs) of trees shall be hand dug and under the supervision of an arboriculturist. It is acknowledged that the County Arboriculturist considers this to be inadequate, however, in their second consultation response it goes on to recommend that

a NO-DIG cell web type construction is used for the path within RPAs and an Arboricultural Method Statement (AMS) is secured. A pre-commencement condition to secure this has been recommended.

- 7.15 Subject to the above planning condition, Officers are satisfied that there would be no material harm to trees and the proposal would accord with the requirements of Policies DM8 and CS13 of the Havant Borough Local Plan (Core Strategy) 2011.

(v) Ecology

- 7.16 The Council's Ecologist has commented that they are content that the ecological impacts are likely to be limited and non-significant, subject to conditions requiring a sensitive lighting scheme, planting on the earthworks to include a wildflower mix and compliance with the recommendations set out in the submitted Ecology Screening Report (HCC Ecology, September 2022) which includes nesting bird checks if works are to be completed withing the main nesting season and minimising clearance and removal of grass vegetation.
- 7.17 Subject to these conditions the proposal would not result in harm to ecology and would accord with the requirements of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

8 Conclusion

- 8.1 The proposed shared route would promote walking and cycling to and from Morelands Primary School and therefore is supported in principle. The proposed route would result in some erosion of the green open space but this would only amount to very limited harm and would be outweighed by the benefits of the proposal. Officers are satisfied that the impacts on trees and ecology could be mitigated through the recommended conditions. The proposal is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/01044 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:

CMS2798-HBC-2022_01-DD-00020 (Received 24/05/2024)
CMS2798-HBC-2022_01-DD-11011.01 (Received 24/05/2024)
CMS2798-HBC-2022_01-DD-11011.02 Rev. A (Received 24/05/2024)
CMS2798-HBC-2022_09-DD-01121 Rev. A (Received 24/05/2024)
CMS2798-HBC-2022_09-DD-00012 Rev. A (Received 24/05/2024)

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall commence on site unless and until an Arboricultural

Method Statement (AMS) including a program for its implementation has been submitted to and approved in writing by the Local Planning Authority. Notwithstanding the details on the hereby approved plans, the AMS shall include details of a NO-DIG cell web type construction to be used within the Root Protection Areas (RPAs) of trees and plans showing the calculated diameter of the RPAs. Thereafter the development shall be implemented fully in accordance with the approved AMS.

Reason: To ensure that the trees on and around the site are adequately protected from damage to their health and amenity value, and having due regard to policies CS13 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

- 4 Notwithstanding the details shown on the hereby approved plans, no new lighting shall be installed until a lighting scheme, designed to minimise light spill and impacts on wildlife, particularly bats, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide information on the specification, lux, direction and screening of the lights to be installed and shall include plans showing predicted light spillage contours in relation to identified ecological features. Thereafter the lighting shall be installed and maintained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to avoid and minimise impacts of artificial lighting on the ecological interest of the site and to prevent harm to visual amenity and having due regard to policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework..

- 5 The implementation of this planning permission shall be carried out in accordance with the summary section of the submitted Ecology Screening Report (HCC Ecology, September 2022). Construction work shall be completed outside the main nesting season of March to August. If this is not possible, a nesting bird check shall be conducted by a suitably experience ecologist no sooner than 24 hours prior to any construction work commencing. If any active nests are found to be present, a suitable buffer of approximately 5m shall be instigated around the nest and this shall be left undisturbed, with no noisy works to be undertaken, until the nests have naturally become no longer active, i.e. young have fledged and left the nest area.

Reason: To ensure that the protection of ecology and/or biodiversity is fully taken into account during the construction process in order to ensure the development will not be detrimental to the maintenance of the species, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Notwithstanding any details contained on the plans hereby approved, prior to the first use of the development or within the first planting season after the

practical completion of the earthworks, whichever is the sooner, the areas of new landscaping shall be seeded with a grass seed that shall include a wildflower mix element suited to clay soils, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of biodiversity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Appendices:

- (A) Location Plan (CMS2798-HBC-2022_01-DD-00020)
- (B) Proposed Plan (CMS2798-HBC-2022_09-DD-00012)
- (C) Cross Section Plan (CMS2798-HBC-2022_01-DD-11011.02)
- (D) Site photos