
Site Address:	Woodcroft Primary School, 37 Woodcroft Lane, Waterlooville, PO8 9QD		
Proposal:	Consultation by Hampshire County Council for change of use from a paddock to a grass playing field.		
Application No:	APP/15/00538	Expiry Date:	13/07/2015
Applicant:	Mr Miles Rankine Hampshire County Council	Team:	Team 2
Agent:	Mr Miles Rankine	Case Officer:	Daphney Haywood
Ward:	Hart Plain		

Recommendation: **RAISE NO OBJECTION**

1 Site Description

Woodcroft Primary school lies to the north of the Borough and has in recent years undergone extensive alterations and modifications to combine the infant and junior schools. The school adjoins the Local Plan housing allocation of Woodcroft Farm, which has full planning permission for 288 dwellings. The approved plan provided for a replacement playing field located immediately to the south of the school, the existing playing field being required to provide access to the housing development.

2 Planning History

09/59532/002 Conversion of the existing 3 form entry junior school building into a 1 form entry primary school, with the demolition of the existing 3 form entry infant school and playground for the construction of a grass playing pitch. No objection

Woodcroft Farm Development site

APP/13/00804 Development of 288 residential units comprising 9 x one bedroom, 112 x two bedroom, 122 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931. Permit

3 Proposal

This application concerns a Hampshire County Council consultation on a planning application for the change of use from a paddock to a grass playing field.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Public Spaces Development Manager No comments received

6 Community Involvement

Hampshire County Council is responsible for carrying out Publicity for the application.

7 Planning Considerations

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 on planting and ecology
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within the Woodcroft Farm housing allocation site. The planning permission for this development identified the land the subject of this application for a replacement school playing field, and the proposal is acceptable in principle subject to the usual development control criteria.

(ii) Impact on planting and ecology

The main impact relates to the loss of important hedgerow and trees on the southern boundary of the site, which currently form the northern boundary with the school. In order to provide for connectivity with the school site this hedgerow would be removed. However, replacement hedge planting would be provided around the new playing field. Hedgerows and trees where possible will be retained and planting provided, including new hedgerows around three sides of the playing field. Whilst the loss of established hedgerow and tree planting is regretted, this was identified at the time of the approval for the housing site. The replacement planting will help to mitigate both the visual and ecological impacts. In addition to the Hedgerow Report the application is supported by an Ecological Assessment Report and Reptile and Dormouse reports, which together with the Hedgerow Report will need to be assessed by the HCC Ecologist and Landscape officers. .

(iii) Impact upon residential amenity

The proposed works are generally sited away from existing dwellings, and would be separated from the proposed residential development by a new estate road. Additionally new hedging would provide the boundary with the housing site. As such the development is not considered to result in loss of amenity.

8 Conclusion

The proposed accords with the master plan for the Woodcroft farm site and is therefore recommended that Havant Borough Council raises no objection to this County Council Application.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/15/00538.