

07/59145/004 Construction of 60No. 2, 3 and 4 bedroom semi-detached and terraced houses and 2 bed flats (including affordable housing). Associated car parking utilising new access to Park House Farm Way, landscaping and amenity open space. (Reserved Matters Application). Permitted December 2007

3 Proposal

Removal of Condition 8 of Planning Permission 03/59145/002 (requirement for childrens equipped play space).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS1	(Health and Wellbeing)
CS16	(High Quality Design)
CS21	(Developer Requirements)
CS8	(Community Safety)
DM1	(Recreation and Open Space)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Planning Policy

Policy CS1(1) of the Havant Borough Local Plan (Core Strategy) states that planning permission will be granted for development which, amongst other things, retains children's play spaces which are valued by local communities unless a superior alternative can be provided. The supporting text (para 2.11) notes that the availability of good quality play spaces which are safe, accessible and which children want to use, is important in tackling child obesity.

Comments

Local plan policies are supportive of opportunities which improve the health and wellbeing of all age groups, through the provision of high quality facilities. The intention of the play area at Norden Way was to provide play opportunities for nearby residents. However, evidence supporting application ref: APP/15/01285 and consultation responses from local residents, indicate that this play area does not fulfil these requirements. It does not provide a high quality facility which helps meet the objectives of local plan policies and it does not appear to be valued by local residents.

It is suggested that the views of the council's community and/or community safety team are sought, to confirm that this facility is not valued by local residents; on this basis, there is **no policy objection** to the proposal.

Officer Comment:

The play area has been discussed with the Community Team/Rangers as the area is private and not Council maintained they have not directly dealt with issues but are aware of concerns in the past over litter etc. Local residents have been consulted but

no support for the facility has been received.

Crime Prevention -Major Apps

Having considered the application I have no comments to make with reference to crime prevention at this time.

I would remind you that removal of the play equipment will still leave the public space itself and some consideration should be given as to what can be done to reduce crime and anti-social behaviour occurring within the public space.

Environmental Health

I have read the documents attached and have no adverse comments or objections to this application going ahead.

Public Spaces

No comments received.

Sport England

The proposed development is not considered to fall either within our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance Par. 003 Ref. ID: 37-003-20140306) upon which we would wish to comment, therefore Sport England has not provided a detailed 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: 90

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 4

Summary:

Support Application

Anti-social behaviour

Vandalism

Litter

Unsuitable

Unsafe

Removal will reduce anti-social behaviour

Paid for by residents but not used by their children

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 the removal of the play equipment
- (ii) Impact on the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of the removal of the play equipment

Local plan policies (including CS1) are supportive of opportunities which improve the health and wellbeing of all age groups, through the provision of high quality facilities. The intention of the play area at Norden Way was to provide play opportunities for nearby residents. However, evidence supporting application ref: APP/15/01285 and consultation responses from local residents, indicate that this play area does not fulfil these requirements. It does not provide a high quality facility which helps meet the objectives of local plan policies and it does not appear to be valued by local residents.

The proposed removal of the play equipment is considered unfortunate in principle, however, evidence has been provided in relation to the antisocial behavior taking place at the site and this is corroborated by residents. It is considered in this case that the removal of the play equipment is acceptable. The S106 agreement continues to impose on-going retention and maintenance requirements for the wider area of open space of which the play area is a small part.

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

The existing equipment is in poor condition and has an unsightly appearance as a result. A condition is recommended to ensure that the land is grassed and made flat to avoid any hazards on site.

(iii) Impact upon residential amenity

Local residents have raised concerns over anti-social behavior linked to the play area. It is possible that the removal of the equipment which attracts youths to the site would reduce the overall incidence's of problems for local residents as outlined in the comments received.

8 Conclusion

In conclusion, it is considered that the removal of the play equipment can be supported and that the character and appearance of the area will be improved.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/15/01285

(A) subject to the following conditions

- 1 Prior to the removal of the play equipment hereby permitted a scheme of landscaping for the area which shall include the removal of mounds and re-grassing the site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall thereafter be completed and maintained in accordance with the approved details.

Reason: In the interests of the character and appearance of the public open space and having due regard to policy CS16 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan Licence No: 100047474

Photographs

Reason: - To ensure provision of a satisfactory development.