

APPENDICES

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Car Park Planning Information

Introduction

Sir George Staunton Country Park has continued to grow year on year and is currently experiencing visitor figures unlike any previously. The Country Park offers value for money and an entertaining unique visitor experience in the centre of Havant. It attracts not only local residents, schools and clubs but also brings visitors from all directions. The Park currently attracts around 167k visitors per year to the payzone farm & gardens and aim to achieve 200k visitors annually within the next 4-6 years. The payzone area is enclosed by housing and roads and has a limited area available for growth, improved attractions and facilities. The Country Park actively encourage local users to visit the park on foot, by bike or using the public transport links right outside the front gate, however with the ever increasing popularity of the Park to visitors from surrounding towns and cities we regularly find difficulty in accommodating visitors that arrive by car.

Current situation Regular & Overflow

The Main car park at Staunton is located on the corner of Middle Park Way and the Petersfield Rd B2149. (South of Middle Park Way) **Picture (1) map C**. The main car park currently holds up to 200 cars. Over the last 5-10 years the Country Park developed this space as far as possible to facilitate the most amount of visitors possible. The area is mostly hard standing but during busy times grass areas are also used within the car park. The current lay out has areas designated for accessible parking, coaches and mini busses. **Picture (2) map D** The car park has one gate used for both entrance and exit. Currently this car park is at capacity and is regularly full at weekends, school holidays and public holidays. During these times the country park staff implement overflow parking within Storey Gardens on up to 28 occurrences per year. **Pictures (3)+(4) map B** Storey Gardens is also located on the corner of Middle Park Way and Petersfield Road but North of Middle Park Way. The car park holds an additional 180 cars but is completely grassed and can normally only be used during the summer months. This car park also only has one gate for entrance and exit.

What Next

Hampshire County Council's Countryside service are about to embark on a 5 year project called "Transforming our Country Parks" that will see total investment of around £12M shared between 6 Country Parks in Hampshire. Staunton Country Park is set to receive at least £2M funding for our development. The County Council recognises the potential and existing growth of Staunton Country Park and are prepared to invest to see it become one of Hampshire best attractions. The Vision of the project is to create:

"A distinctive regency park in the heart of the community. A place of culture and learning where memories are made and visitors relax, play and discover scheduled ruins. A working farm, formal gardens, tropical glasshouses and horticulture set within a historical landscape, which depicts a pioneering era from a bygone age."

Preferred Options (Long Term 4+ Years)

The management team of the Country Park would like to, if feasible, re-locate the main car park for visitors to the current Beacon nursery site in Leigh Park Gardens. This site is off of Petersfield Rd towards Rowland Castle **Picture (5)+ (6) map A** It is envisaged that this area would facilitate parking for around 350/400 cars an additional 150/200 than at present. Putting the car park in this location will require visitors using the farm pay zone to access it safely via part of the Country Park along with allowing the Country Park to increase the size of the attraction. Not only would the customer experience new areas of the Park it would give the management team more area and opportunity to provide extra facilities for customers on Leigh Park Gardens. The team have already secured funding to install a new toilet block within the gardens and are looking at the options for catering outlets.

The Country Park recognise that the preferred location of the new car park would not suit all users and plan to keep some of the existing main car park for accessible users, coaches and mini buses and a number of regular users. In freeing up the majority of the existing car park there is the opportunity to expand the existing farm pay zone to increase the visitor experience and dwell time at the Park. The area would then be brought within the pay zone and used to increase the size of the existing attraction.

Preferred Options (Short Term 0-4 years)

Dependant on authorisation and agreement the management team at Staunton would like to begin moving staff & volunteer cars to the Beacon nursery site as soon as possible. This will alleviate the stress on the main car park and overflow car park allowing more room for customers. There is a small amount of clearing work to take place but this can be done almost immediately. Staunton knows of no restrictions at present regarding parking on this site. Then we would potentially like to apply for a change of use for Storey Gardens to enable us to use this more often than the current 28 days per year. Staunton would need to invest in temporary road ways and ground guards to enable all year round use.

Additional Options

There are two additional areas that could potentially be taken into consideration for long term and or short term parking. They are firstly The American Grounds **Picture(7) map E** located on the corner of Middle Park Way and High Lawn Way. This area is not currently used for parking as it houses animals currently within the payzone. The main advantage is that this field already has two gates so traffic could enter and exit easily. The two disadvantages are that using the field for car parking would reduce the size of the payzone therefore reducing the appeal to visitors. The second disadvantage would be an uphill walk for visitors to the entrance of the Park. The area is currently grassed.

The last area to be considered as additional parking is that of High Lawn **Picture (8)+(9) map F**. High Lawn is situated between Middle Park Way and Bitterne Close. High Lawn is a large area currently not used for parking. It has two

gates on Middle Park Way and is grassed. It is relatively close to the payzone but would require segregation / fencing and is currently part of a funded area to keep livestock. Again Staunton knows of no current parking restrictions to these areas.



(1) Main Car Park Staunton Country Park (To be changed)



(2) Coach Park & Accessible parking area (To remain)



(3) Storey Gardens Entrance (Current overflow 28 days per year)



(4) Storey Gardens (Current overflow 28 days per year)



(5) Beacon nursery site entrance



(6) Beacon nursery site



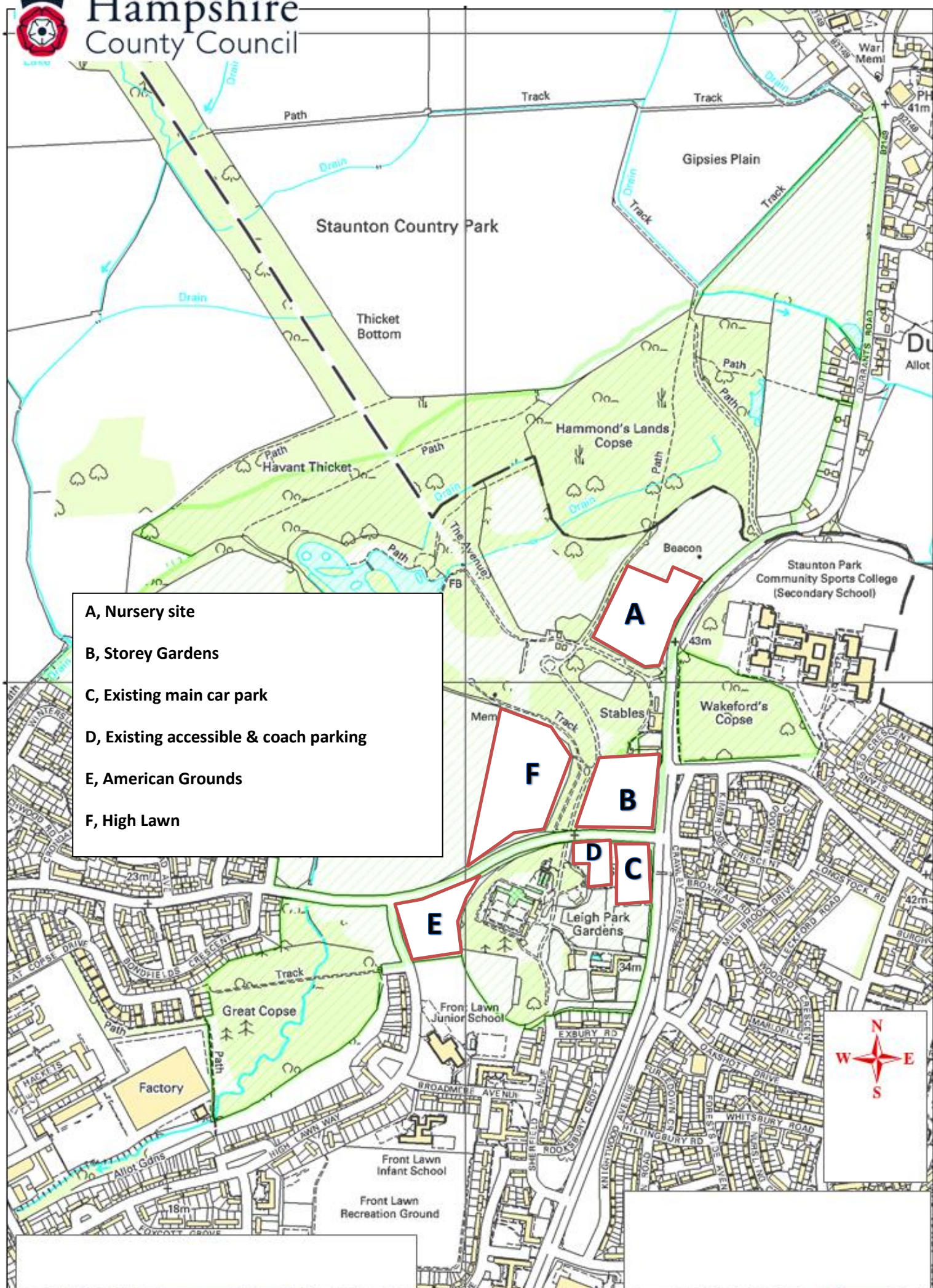
(7) American Grounds



(8) High Lawn Entrance / Exit



(9) High Lawn



Appendix 2: Planning policy assessment

Havant Borough Core Strategy – planning policy assessment

- Policy CS1 Health and Wellbeing sets out criteria that must be considered in new development – these include improving existing open spaces and supporting the improvement of existing cultural assets.
- Policy CS5 Tourism states that planning permission will be granted for development proposals that safeguard and improve existing tourist facilities.
- Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough states out criteria that need to be met by new development including consideration towards the townscape, landscape and seascape character assessment work; protection of areas of landscape interest including habitats, water bodies and trees/woodland; protects and enhances nature conservation and heritage designations; and protects wildlife habitats and corridors.
- Policy CS13 Green Infrastructure states that development will be permitted where green infrastructure is maintained and managed; incorporates improvements to, or new green infrastructure where appropriate; does not affect the functional integrity of the spaces; and that proposals which may adversely affect green infrastructure will not be permitted unless superior alternative provisions can be provided or where it is part of a service provider's plans to provide improved local services in equally accessible locations.
- Policy CS16 High Quality Design sets out development criteria to secure a high design standard – these include positively responding to existing natural, historic or local character; no unacceptable harm to the amenity of neighbours through smell, loss of privacy, outlook, noise and overlooking; is inclusive by considering the needs of those with disabilities; and adapts to the changing needs of the users and changing climate.
- Policy CS17 Concentration and Distribution of Development within the Urban Areas states that development in the non-urban areas will only be permitted if it is consistent with the policies for the countryside set out in national policy.
- Policy CS19 Effective Provision of Infrastructure sets out the infrastructure requirements for new development, which includes making effective use of existing infrastructure; that it is accessible by a range of transport modes and meets the needs of the community; it promotes the creative multifunctional use of existing and proposed facilities; and that new infrastructure supports the local economy.
- Policy CS20 Transport and Access Strategy sets out the transport and access requirements for new development – these include ensuring that congestion does not increase and the development promotes better use of existing transport networks; and provides transport management measures to ensure the safe and efficient operation of the strategic and local road network.
- Policy CS21 Developer Requirements set out infrastructure requirements for new development, in line with the emerging supplementary planning document.
- Policy DM1 Recreation and Open Space sets out criteria for development of existing open space, which includes demonstrating that there is a surplus of provision; that the land cannot be converted to another type of open space that has been identified as being in deficit; and where there is no surplus open space then contributions to new provisions will be required.
- Policy DM8 Conservation, Protection and Enhancement of Existing Natural Features states that development will only be permitted where it protects and enhances local habitats and landscape

distinctiveness, as well as addressing specific criteria such as protecting features of nature conservation and amenity importance; incorporating existing features; appropriate landscaping works; and protection of the quality of green spaces.

- Policy DM10 Pollution states that development that may cause pollution must comply with the relevant criteria including that the health and safety of existing and future users of the site is not put at risk; the national air quality standards/objectives would not be breached; and that the water environment would not be breached.
- Policy DM11 Planning for More Sustainable Travel sets out measures that ensures every opportunity is taken to increase integration of travel modes and availability of non-motorised modes.
- Policy DM12 Mitigating the Impacts of Travel sets out criteria that need to be met to ensure that new developments will mitigate their travel and environmental impact.
- Policy DM14 Car and Cycle Parking on Development (excluding residential) states that development will only be permitted where it provides parking for cars, motor cycles and cycles in accordance with the relevant standards; parking provisions must be appropriately located in relation to the development and practical for its intended use.

Havant Borough Local Plans (Allocations)

- Policy AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements states that planning permission for development within undeveloped gaps will only be granted if, amongst other criteria, it meets an overriding public need, for example for community or recreation use, that cannot be accommodated elsewhere in the Borough.

Relevant supplementary planning documents (SPD)

- The **Leigh Park Strategic Framework** (2006) identifies Staunton Country Park on Map 1, and identifies that the route along Middle Park Way is a potential improvement street.
- The **Havant Borough Design Guide SPD** identifies the area adjoining Staunton Country Park to be in 7e Leigh Park – Residential Suburb and 7i Warren Park – Residential Suburb, which recognises that Staunton Country Park is within walking distance to these areas and that walking connections should be improved.
- Havant Borough Council **Developer Contributions Guide** (2013) sets out the council's Community Infrastructure Levy and sets out where Section 106 planning obligations and Section 28 highway agreements will be sought. It states that where a proposal seeks a change of use and there is no additional floorspace, there will be no CIL liability. A Section 106 planning obligation will be required to make the development acceptable in planning terms; it must be directly related to the development and be fairly and reasonably related in scale and kind to the development.
- The **Draft Parking SPD** (April 2015) sets out the off-street parking requirements for new development, particularly with reference to the design of car parking spaces, as no additional non-residential floorspace is being proposed.
- The **Sir George Staunton Conservation Area Character Appraisal** (2008) sets out the key features that contribute to the significance of the conservation area, which was designated in 1978 and extended in 1994. Storey Gardens is situated in the Middle Park Way and West Valley Character Area, and has an 'avenue-like' approach along the access road to the housing estate. The conservation area character appraisal states that the high brick walls of Storey Gardens defines the main approach to the park, but only part of the southern wall and western boundary wall are of historic interest.

- The **landscape character assessment** identifies the site as being within LCA20 Staunton Country Park. This area has a medium to high landscape sensitivity, with key characteristics of the important parkland including tree belts, well-preserved landscape of fields and woodland, and buildings (many of which are listed) having strong ties to the open land

Appendix 3: Biodiversity checklist

PLANNING APPLICATION

Biodiversity Checklist

All Local Authorities have a duty to consider the conservation of biodiversity (natural environment) when determining a planning application. Government planning policies for biodiversity are set out in Planning Policy Statement 9 – Biodiversity and Geological Conservation (PPS9)

As part of 1APP (National Application Form), the submission of a biodiversity survey and report is listed in 'Local Planning Application Requirements' – Further information is included in the Validation Of Planning Applications Guidance for Local Planning Authorities published by DCLG in December 2007

Most of the Hampshire Local Planning Authorities (under the umbrella group of HIPOG) have adopted a joint working approach to the local requirements. All Local Authorities in Hampshire have identified the submission of a biodiversity survey and report as a **requirement** for certain application types

For these applications (see local requirements matrix for relevant Local Authority), if a biodiversity survey and report is NOT submitted, the application will not be validated

This Biodiversity Checklist has been designed to assist applicants in defining the biodiversity submission required in order to supply the relevant biodiversity information needed by the Local Authority to validate and determine the application. You are strongly advised to use this tool in order to adhere to biodiversity standards expected by statutory nature conservation bodies

PLEASE COMPLETE THE SHADED BOXES IN SECTIONS 1, 2 AND 3 OF THE CHECKLIST AND SUBMIT ALONG WITH ANY SUPPORTING INFORMATION

If a proposed development could have impacts on or implications for biodiversity, and the submission of further information is indicated by the response to this checklist, supporting information **MUST** be submitted with this application or the application will not be validated.

Local Authorities may require further information during the application process

IF ANY OF THE INFORMATION SUBMITTED PROVES TO BE INADEQUATE, THE APPLICATION IS LIKELY TO BE REFUSED

For further advice on competent specialist ecologists to undertake elements of the above, please contact the Institute of Ecological and Environmental Management www.ieem.org.uk in the first instance.

Hampshire & Isle of Wight Chief Planning Officers Group

Development Control Practitioner's Group
(a sub-group of HIPOG)

h i p o g



SECTION 1A – Designated Sites and Priority Habitat

Please answer ALL questions		Please tick as appropriate	
Qa	Is the development of a type as listed in footnote ¹ below AND within 2 km of a <u>SAC</u> , <u>SPA</u> or <u>Ramsar</u> site? www.natureonthemap.org.uk/ www.magic.gov.uk Local Plan Proposals Map	YES ☐	NO ☒
Qb	Is the development of a type as listed in footnote ² below: AND within 500m of a <u>SSSI</u> www.natureonthemap.org.uk www.magic.gov.uk Local Plan Proposals Map	YES ☐	NO ☒
Qc	Are any of the following present on or within 100m of the application site? • <u>Broad-leaved woodland</u> • <u>Veteran trees</u> • <u>Water courses</u> • <u>Wetlands</u> • Flower-rich meadow/grassland • <u>Heathland</u> • <u>Mature Hedgerow</u>	YES ☒ If Yes, there may be a <u>SINC</u> , or other <u>Priority Habitat</u> within or adjacent to the application site. <u>Contact Hampshire Biodiversity Information Centre to find out whether a SINC or Priority Habitat is present</u>	NO ☐
Using the answers given above, please answer the following question			
Qd	Is it likely that the development would have an <u>impact</u> ³ on any designated sites ⁴ or <u>Priority Habitat</u> (as listed in Qc) <i>prior to</i> applying mitigation ⁵ .	YES SAC/SPA/Ramsar ☐ SSSI ☐ SINC s ☐ Priority Habitats ☐	NO SAC/SPA/Ramsar ☒ SSSI ☒ SINC s ☒ Priority Habitats ☒
If you have answered 'YES' to ANY elements of Question d above Further information is required to support your application to show how the proposal has taken the potential impacts into account			Please go to <u>SECTION 1B</u>
If you have answered no to ALL elements of Question d above			Please go to <u>SECTION 2</u>

¹ >0.5ha, >10 units/dwellings, power station, sewage treatment works, fish farm, industrial/agricultural development next to or discharging pollutants into a water course, new road scheme

² Power station, sewage treatment works, fish farm, industrial/agricultural development next to or discharging pollutants into a water course, new road scheme, any housing or new industrial units, other infrastructure and services, industrial estate, road/rail line, service station, golf course, leisure centre/stadium, car park, industrial/agricultural unit with large powder/liquid discharges

³ Direct impacts such as removal or modification, or indirect through disturbance such as run-off, noise, dust, lighting or increased recreational use

⁴ Please contact Natural England to ascertain whether the development will have an impact on SPA/SAC/SSSI or Ramsar. Any relevant correspondence with Natural England should be submitted with the application

⁵ Mitigation = measures which avoid or make the impact less severe

SECTION 1B Designated Sites and Priority Habitat

Assessments ONLY for proposals that could potentially have an effect on a designated site or priority habitat (answered 'yes' section 1A Qd)

If the applicant answered 'yes' to Qd Section 1A , the application must be submitted with a Biodiversity Statement which demonstrates the following:

- Extent and location of habitats and features that could be affected
 - Likely impacts to designations/priority habitat
 - How alternative designs and locations have been considered
 - How adverse impacts will be avoided
 - How any unavoidable impacts will be mitigated⁵ or reduced
 - How impacts that cannot be avoided or mitigated⁶, will be compensated⁷
 - Any proposals for enhancements of biodiversity (this is particularly relevant and desired for Major Developments⁸ and other large developments)
-
- Any Protected Species statements required as indicated by section 2A/B should be integrated within the biodiversity statement
 - These reports may form part of a wider Environmental Impact Assessment
 - Reports may not be required where applicants are able to provide pre-application correspondence from Natural England which confirms that they are satisfied that the proposal will not have an adverse impact on any **SAC, SPA, SSSI OR RAMSAR**
 - Reports may not be required where applicants are able to provide pre-application correspondence from the Local Authority which confirms that they are satisfied that the proposal will not have an adverse impact on any **SINC or PRIORITY HABITAT**

NOW PLEASE COMPLETE SECTION 2 (if not already complete)

⁶ Mitigation = measures which avoid or make the impact less severe

⁷ Compensation = measures which counterbalance the impacts, amending damage or loss

⁸ A major application = more than 10 units, more than 0.5 Ha, or more than 1000m² floor area in non-residential development

SECTION 2A – PROTECTED SPECIES

PLEASE MARK 'X' IN COLUMN B NEXT TO ANY OF THE QUESTIONS IN COLUMN A THAT APPLY TO THE DEVELOPMENT FOR EACH QUESTION MARKED X, COLUMN C INDICATES (BLACK DOTS) THE SPECIES SURVEYS REQUIRED PLEASE MARK 'X' IN SHADED ROW (FOLLOWING PAGE) AGAINST ALL SPECIES SURVEYS REQUIRED											
A	B	C SPECIES PROTECTED BY LAW THAT MAY POTENTIALLY BE AFFECTED - FURTHER SURVEYS WILL BE REQUIRED.									
PROPOSALS FOR DEVELOPMENT THAT WILL TRIGGER A PROTECTED SPECIES SURVEY	MARK X/Y	Bats	Barn Owl	Dormouse	Breeding birds	Amphibians	Water Vole	Badger	Otter	Crayfish	Reptiles
Will the proposed works affect ⁹ existing buildings/structures with ANY of the following features? • Clay-tiled pitched roofs • Loft spaces • <u>Hanging tiles</u> • <u>Wooden cladding</u> • <u>Open soffits</u> • Underground structures such as (but not exclusively) cellars, air raid shelters, ice-houses, tunnels • Bridge structures, aqueducts or viaducts especially over water or wet ground • Dense climbing plants • Large agricultural buildings, particularly, but not exclusively, those of a traditional construction • All other buildings in a derelict or decayed state in a rural location	X	•			•						
Are there streams, rivers, lakes or <u>other watercourses/aquatic habitat</u> on or within 200m of the proposals?	X	•	•		•						
	X	•	•		•						
	X	•					•		•	•	

⁹ Direct impacts such as removal or modification, or indirect through disturbance such as run-off, noise, dust, lighting or increased recreational use

Will the proposals affect ¹⁰ any areas of mature <u>deciduous</u> woodland, field hedgerows over 1m tall and over 0.5m thick or scrub well-connected to woodland or hedgerows on or adjacent to the site?	X	•	•	•	•	•	•	•										
Will the proposal affect ¹⁰ any of the following • Old and <u>veteran</u> trees • Trees with obvious holes cracks, cavities or heavy vegetation • Trees with a girth greater than 1m at chest height	X	•																
Is the proposal a major ¹¹ application within 500m or any other application within 200m of a large ¹² pond?	X																	
Will the proposal affect ¹⁰ mature/overgrown gardens over 0.25ha, any <u>rough</u> grassland or derelict/brownfield land, railway land, allotments, on or adjacent to the site?	Y																	•
Will the proposal affect ¹⁰ flower-rich meadows or grassland on or directly adjacent to the site?	X																	
Please mark all protected species that potentially may be affected →		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
If column B HAS been marked Y in response to ANY of the questions																		Please go to SECTION 2B
If column B has NOT been marked Y in response to ANY of the questions																		Please go to SECTION 3

Please note that the above list does not include all protected species and all circumstance where species may be affected. In all circumstances legislation pertaining to protected species still applies and it is the responsibility of the developer to ensure that protected species and habitats are not impacted as a result of development. If protected species are found during the course of development, work should be halted and advice is sought.

¹⁰ Direct impacts such as removal or modification, or indirect through disturbance such as run off, noise, dust, lighting or increased recreational use

¹¹ A major application = more than 10 units, more than 0.5 Ha, or more than 1000m² floor area in non-residential development

¹² Where the surface area of the pond, when water is at its highest level (excluding flood events), is 225m² (c. 15m x 15m)

SECTION 2B PROTECTED SPECIES

Assessments ONLY for those proposals that could potentially have an affect on PROTECTED SPECIES (IDENTIFIED IN SECTION 2A)

If section 2A identified that species may potentially be affected, the following should be carried out.

1. Contact HBIC for existing records for the area
2. Conduct preliminary survey¹³ to establish potential for habitat to support the species
3. Use the results of the preliminary survey to ascertain whether A or B below applies.

Please mark relevant box below and attach corresponding assessment to application

X

A	IF THE PRELIMINARY SURVEY INDICATES MODERATE/HIGH LIKELIHOOD OF PROTECTED SPECIES BEING PRESENT, A 'FULL SURVEY'¹² AND MITIGATION' STATEMENT IS REQUIRED.	X
PLEASE INCLUDE: - Extent and location of species populations (including supporting habitats and features) that could be affected (more detailed surveys¹² will be required) - Likely impacts to species populations - How alternative designs and location have been considered - How adverse affects will be avoided wherever possible - How unavoidable impacts will be mitigated or reduced - How impacts that cannot be avoided or mitigated against will be compensated - Any proposals for enhancements of biodiversity/species population (All Major Development and other large development are strongly encouraged to provide enhancements)		
Please note – a protected species licence may be required in order to carry out these works – please refer to Natural England guidance		

B	IF PRELIMINARY SURVEY INDICATES LITTLE OR NO LIKELIHOOD OF PROTECTED SPECIES BEING PRESENT, OR THERE ARE NO LIKELY IMPACTS TO SPECIES, FULL SURVEY IS NOT REQUIRED	X
Please provide the information required to demonstrate that there will be little or no likelihood of protected species being present, or there are no likely impacts to species. This can be in the form of a brief statement or letter from a suitably qualified person.		
Please note that in all circumstances legislation pertaining to protected species still applies and it is the responsibility of the developer to ensure that protected species are not impacted as a result of this development. If protected species are found during the course of the development, we recommend that work is halted and advice is sought.		

To improve the quality of the data held by the Hampshire Biodiversity Information Centre, the data provided by any protected species surveys can be submitted. [HBIC - your records](#)

If a biodiversity statement is to be submitted within the application as required by section 1B, then please integrate any species within the biodiversity statement.

NOW PLEASE COMPLETE SECTION 3

¹³ Surveys should:

- Be of appropriate scope and detail
- Be conducted at an appropriate time of year, in suitable weather conditions and using recognised methodologies as indicated within the guidance note
- Be undertaken by an appropriately qualified and experienced person
- Include copies of any correspondence with Nature Conservation Organisations (such as Natural England, Environment Agency)

Please note that if all required information is not included within the application, then it will NOT be validated.

(for office use only)

[illegible]

(*required for all applications)

- 7 -