

Land West of Woodcroft Lane

Planning Statement

October 2015



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1.0 Introduction

1.1 Introduction

1.1.1 This Planning Statement has been prepared by Hampshire County Council to support an outline planning application for sustainable residential development on land off Woodcroft Lane, Lovedean, Havant.

1.1.2 The application site previously formed part of the Meadowlands Infant and Junior Schools that was declared surplus to the County Council's requirements as part of the establishment of Woodcroft Primary School.

1.1.3 The County Council's objective in making this planning application is to use the proceeds from the sale of the surplus land, following the granting of outline planning consent for residential use, to fund the establishment of the new Primary School.

1.1.4 The purpose of this Planning Statement is to assess the proposal against the provisions of the Development Plan and other material considerations relevant to the determination of the planning application.

1.1.5 The statement is structured as follows:

- Section 2 - provides the background to the proposal, relevant planning history and a summary of consultations
- Section 3 - describes the application proposal
- Section 4 - provides an assessment of the proposal against national and local planning policies
- Section 5 - provides a summary and conclusion

1.2 Site and Location

1.2.1 The entire site falls within the administrative boundary of Havant Borough Council and is located to the north of the Borough in the Hart Plain Ward, between the neighbourhoods of Lovedean and Wecock.

1.2.2 The location and extent of the application site, which covers an area of approximately 1.44 hectares, is illustrated in Figure 1.

1.2.4 This document should be read in conjunction with the submitted Design and Access Statement, which provides additional information about the context of the site and its immediate surroundings.

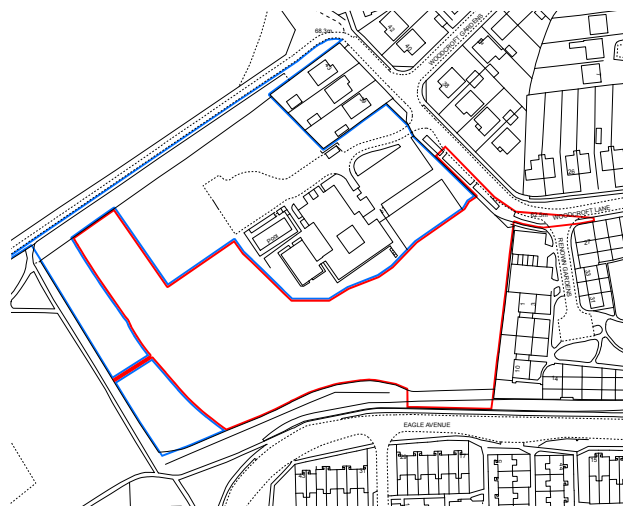


Figure 1: Application 'red line' location plan (not to scale)

2.0 Background

2.1 Education background

2.1.1 In response to a sustained fall in pupil numbers, and following public consultations in the summer of 2007 with parents, staff, and governors, the former Meadowlands Infant and Junior Schools were amalgamated to form the new Woodcroft Primary School.

2.1.2 The combined sites of the former Infants and Junior Schools were larger than that needed for the new Primary School and, as a result of the amalgamation, an area of land to the south of the school buildings was declared surplus to the County Council's educational needs in September 2008.

2.1.3 At the same time, the County Council also approved the sale of the surplus land for residential development, subject to planning consent, in order to fund the £2+ million investment in the educational and community improvements at the new Woodcroft Primary School.

2.1.4 It should be noted that pupil capacity at Woodcroft Primary School was planned to cater for the number of pupils forecast to be generated by the development of both the surplus land and local strategic housing sites that were emerging through the Havant Borough Local Plan.

2.1.5 Havant Borough Council's Development Consultation Forum was consulted on the County Council's initial proposals to develop and sell the surplus land in July 2008.

2.2 Planning history

2.2.1 In February 2009, a planning application (09/59532/002) was submitted to the County Council under Regulation 3 of the Town & Country Planning Act General Regulations 1992, for the

conversion of the Meadowlands Junior School building into the Woodcroft Primary School and the demolition of the Infant School and playground to provide for the construction of a new grass playing pitch. The public were further consulted on the County Council's need to sell the surplus land to fund the education improvements as part of that planning application, which was approved in July 2009.

2.2.2 In July 2009 the Secretary of State also granted consent, under Section 77 of the School Standards and Framework Act 1998, to dispose of the surplus land in order to reinvest in sports or educational facilities at schools.

2.2.3 Concurrent with the above, Havant Borough Council completed work on its Local Plan Core Strategy, which was formally adopted in March 2011. Policy CS18.5 of that Core Strategy allocates a strategic housing site, known as 'Woodcroft Farm', to the north-west of the Primary School.

2.2.4 In order to provide vehicular access to 'Woodcroft Farm', Policy CS18.5 requires that a new road off Eagle Avenue passes through the westernmost section of both the Primary School (approved under Planning Application 09/59532/002) and the surplus land. To compensate for the loss of the 'approved' school playing field, Policy CS18.5 further requires that land for a replacement sports pitch be provided within 'Woodcroft Farm' contiguous with the northern boundary of the Primary School.

2.2.5 In the light of the emergence and adoption of Policy CS18.5, the 'approved' playing field for Woodcroft Primary School was not implemented by the County Council so as to avoid the abortive cost of providing a pitch that would then need to be replaced.

2.2.6 Consequently, Woodcroft Primary School temporarily uses the surplus land as a playing field until the replacement pitch is provided at 'Woodcroft Farm'. However, the surplus land has poor drainage and is on a slight slope, which means it is not ideal for use as a school sports field. The replacement pitch within 'Woodcroft Farm' will thus be an improvement in shape, topography and drainage, and will enable more frequent and effective use by the Primary School compared with the current temporary arrangements.

2.2.7 Pursuant to Core Strategy Policy CS18.5, a full planning application (APP/13/00804) for the development of 288 dwellings on 'Woodcroft Farm' was granted planning consent on 23 January 2014 by the Borough Council. This development provides the land for a replacement playing field for the Primary School immediately beyond its current northern boundary.

2.2.8 So that the new playing field is not separated from the Primary School, the existing bridleway along the School's northern boundary is to be diverted and enhanced. This is necessary to ensure effective site management and adequate supervision of and security for pupils within the amended school grounds. The bridleway diversion forms part of a separate application by the landowner of 'Woodcroft Farm' to Hampshire County Council under Highway Acts.

2.2.9 In addition, details of the replacement school playing field have recently been approved (ref: APP/15/00538) as a separate Regulation 3 planning application by the County Council. These details propose that part of the 'approved' (but unbuilt) playing field for the Primary School will also be retained as an additional sports facility for the school.

2.2.10 Notwithstanding the above, given that the surplus land is currently being used temporarily as school playing field, Sport England requires that replacement sports provision be made before any development on the surplus land commences. As Local Education Authority, the County Council also demands that there is no reduction in sports and playing facilities at Woodcroft Primary School.

2.2.11 This requirement therefore forms part of a legal agreement between the County Council and landowner of 'Woodcroft Farm' covering the release of County Council land for the access road to 'Woodcroft Farm' in exchange for the provision of land and funding for the replacement pitch within the strategic housing allocation site.

2.2.13 Should permission be granted for this outline application, the County Council intends that no development on its surplus land will commence until the replacement school pitch has been completed and is therefore content should the Borough Council wish to attach a condition to this effect. This would also meet the requirements of Sport England and ensure that there is no loss of school playing field.

2.3 Statement of Community Involvement

2.3.1 The nature and scale of consultation that has been undertaken to inform the current proposals has been informed by the adopted Havant Borough Council Statement of Community Involvement.

2.3.2 In that document, Table 2 clarifies that the requirements for community involvement for major applications (i.e. developments of less than 50 dwellings but more than 10 dwellings) will be

undertaken by the Borough Council during the formal planning application process.

2.3.3 However, during the lengthy process of developing the proposal for this site, the County Council has also consulted a number of community groups, stakeholders, and built environment professionals to help ensure a high quality, planning compliant proposal is achieved. These have included:

- In the summer of 2007, parents, School Governors and the wider school community were involved in the proposals for the creation of the new Primary School and how this would be financed from the disposal of surplus land. Discussions and involvement with the Woodcroft Primary School have been ongoing with regards to the current and future proposals for the site
- The County Archaeologist was also consulted in 2007 and raised no concerns regarding the impact of the proposal
- There were a number of pre-application consultations and meetings with Havant Borough Council's planning service from 2008, which have informed the current proposal
- The Havant Development Consultation Forum was consulted on 31 July 2008. This helped to explain the proposal at an early stage to Councillors, the public, and key stakeholders, and provided answers to a number of questions from local Councillors in a public forum. Feedback from the Forum has been incorporated into the illustrative layout
- In 2009, the Department for Children, Schools and Families (see Appendix A) was consulted and gave its consent to the disposal of the surplus school land as part of the strategy for the creation of the Woodcroft Primary School
- Hampshire County Council Biodiversity Group were consulted in February 2011 and advised that proposals should incorporate the avoidance measures identified within a Phase 1 Habitat Survey undertaken in the previous year. The Group were further consulted in 2014 and confirmed that the findings of the original survey remained valid
- Hampshire County Council's Highways Area Office (Fareham) was consulted in August 2011 and raised the need for vehicle tracking to be provided as part of the proposal and for public rights of access to be secured for the emergency access to the site from Eagle Avenue.
- Hampshire Constabulary Crime Design Advisor was consulted in February 2012 and raised no objections but comments have been incorporated into the proposal
- The Safer Routes to School Programme Manager was consulted in March 2012 and set out a number of points that have been addressed
- Sport England was consulted on the proposal for a new playing field to replace the existing school field in April 2012.
- Ongoing discussions with the applicants of 'Woodcroft Farm' have ensured that sufficient land is reserved through the application site to deliver a future access road to that strategic housing allocation.

3.0 Proposal

3.1 The Application

31.1 The proposal is an outline planning application for the development of 43 residential dwellings with vehicular access off Woodcroft Lane and emergency vehicular access off Eagle Avenue.

3.1.2 All other planning matters regarding layout, landscaping, scale, and appearance are reserved for subsequent approval by the Local Planning Authority (LPA). However, the application includes an illustrative layout and other indicative information regarding the reserved matters, which is more fully described in the Design and Access Statement.

3.1.3 The principal components of the proposal are:

Housing

3.1.4 The size and type of the 43 dwellings will be mixed to provide choice and to contribute to a balanced local community, with the eventual housing mix to being determined at the reserved matters stage.

Affordable Housing

3.1.5 30% of the proposed dwellings will be affordable, in line with the Borough Council's adopted standards.

Access

3.1.6 An upgraded vehicular access from Woodcroft Lane will be provided to serve the site. This will be adopted as public highway with footways on both sides.

3.1.7 A separate vehicular access into the site for emergency vehicles only will be provided from Eagle Avenue. This will also provide a new cycle / pedestrian link between the site and Eagle Avenue.

3.1.8 The gated pedestrian access to the Primary School from its western boundary with the Wecock

recreation ground will be retained until such time as the new 'Woodcroft Farm' access road is constructed.

3.1.9 Should this outline application be approved, the existing path to the Primary School from the west will be incorporated within the detailed proposals for the site to ensure a safe and convenient approach to the school.

Length of consent sought

3.1.10 As summarised in the previous Section, this outline application is one of a series of inter-dependent proposals relating to and emanating from the allocation of the 'Woodcroft Farm' strategic housing site in the Local Plan. In the light of this, and to ensure that the proposal for this site remains robust and deliverable whilst these other developments will come forward, the County Council requests that Havant Borough Council uses its discretionary powers, under Sections 91 and 92 of the Town and Country Planning Act 1990, to extend the life any outline planning consent to five years from the date of permission.

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4.1 Introduction

4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

4.1.2 The Development Plan within the context of this application consists of:

- the National Planning Policy Framework (NPPF)
- the Havant Borough Core Strategy 2011
- the Havant Borough Local Plan (Allocations) 2014
- other material considerations such as adopted Supplementary Planning Documents (SPD).

4.1.3 The purpose of this Planning Statement is to assess the outline proposals against adopted planning policies, and other material considerations, that are relevant in determining the planning application.

4.2 Principle of Development

4.2.1 The principle of residential development is established by the Havant Borough Local Plan (Allocations) through Policy **WA1 Waterlooovile Housing Allocations**, which includes the site, under reference **W130-Meadowlands School** for the provision of 52 dwellings on 1.6 hectares (c.32.5 dwellings per hectare).

4.2.3 It should be noted that the area of the allocation (Figure 2) is greater than that of the application site as it includes land along the former school's western boundary that will provide for the access road into the 'Woodcroft Farm' strategic housing site.

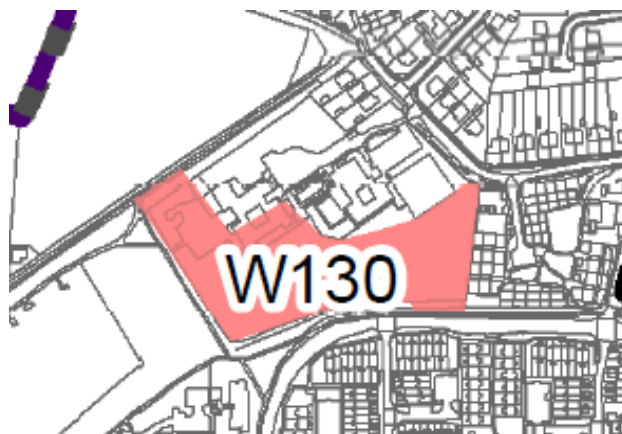


Figure 2: Site as identified in Local Plan (Allocations) (not to scale)

4.2.4 Policy **WA1** states that planning permission will be granted provided that detailed proposals are broadly consistent with the indicative provision for the number of dwellings and take account of the following site specific development requirements:

- Heritage Statement, of an appropriate level of detail, to support planning application
- Design and layout should aim to retain and protect TPO trees
- Employment and Skills Plan to support planning application
- Southern Water request connection to the sewerage system at the nearest point of adequate capacity
- Main vehicular access from Eagle Avenue to the Woodcroft Farm Site to the north
- Avoid locating potentially polluting activities in most sensitive locations for protecting groundwater

4.2.5 The application site includes previously-developed (brownfield) land within the defined urban area where the principle of development is acceptable in line with Core Strategy Policies **CS9** and **CS17**, and Paragraph 111 of the NPPF.

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4.2.6 As explained in Section 2.0, this application is part of the County Council's strategy to invest in the Woodcroft Primary School. This "protects and contribute to the availability of community facilities through refurbishment", as required by Core Strategy Policy **CS1.10**.

4.2.7 In addition, the outcome of the County Council's strategy for the Primary School and this application site will contribute positively to the social and physical regeneration of Wecock Farm, in accordance with Policy **CS6.5**. By contributing to the delivery of improved community facilities to meet local needs the proposal is also supported by Paragraph 17 of the NPPF.

4.2.8 In accordance with Policy **CS18.5**, access to 'Woodcroft Farm' from Eagle Avenue will be through the western half of a previously consented, but unbuilt, playing field for the Primary School. To mitigate the loss of the consented school playing field, a new sports pitch has been approved as part of 'Woodcroft Farm', immediately north of the Primary School. This new pitch will be equivalent in size and shape to the consented school playing field, and will also be superior in shape, topography, and drainage to the playing fields for the former Meadowlands Infant and Junior Schools, which are currently being used on a temporary basis. This will be in compliance with Policy **CS13** and Paragraph 74 of the NPPF.

4.2.9 The LPA's implementation of Policy **CS18.5**, and the County Council's agreement with the landowner of 'Woodcroft Farm', will thus ensure that there will be no loss in school playing fields. This will meet the requirements both of Core Strategy Policy **CS1.4** and criteria E4 in Sport England's Planning Policy Statement: A Sporting Future for the Playing Fields of England regarding the conditions necessary to allow for development on existing

playing fields.

4.2.10 In compliance with the provisions of Policy **DM1**, consent was granted in July 2009 by the Secretary of State, under Section 77 of the School Standards and Framework Act 1998 (see Appendix A), to dispose of the surplus land within the application site.

4.2.11 The community and local stakeholder involvement, as outlined in the accompanying Design & Access Statement (D&AS), is in accordance with Policy **CS7**, the guidance in the Borough Council's Statement of Community Involvement, and is supported by Paragraph 188 of the NPPF.

4.3 Housing

4.3.1 As explained in the D&AS, the proposed provision of 43 dwellings at a density of 31 dwellings per hectare is in keeping with that in the local area and is thus in accordance with Policy **CS9.4**, Paragraph 59 of the NPPF, and with the indicative density under Policy **WA1**.

4.3.2 Whilst reserved for subsequent approval, the D&AS also indicates that the proposed mix of dwellings types, sizes, and tenures in the illustrative layout is in line with Policy **CS9.5**.

4.3.3 Matters regarding policy compliance with Policy **CS9.2 - Housing** are dealt with in the accompanying Affordable Housing Statement.

4.4 Design and Layout

4.4.1 The submitted illustrative layout responds to local character and natural features by retaining and enhancing boundary trees and planting. Together with the retention of an existing copse of trees within the centre of the site as a focal point

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for the development, this will integrate the proposal with existing landscape features, promote wildlife and biodiversity opportunities, and add variety and interest in line with the Policy **CS16.1**, Paragraph 5.11 of the Borough Design SPD.

4.4.2 Section 3 of the accompanying D&AS summarises the characteristics of the locality used to inform the illustrative design and layout of the application in line with Policy **CS16.1** and Paragraph 58 of the NPPF. As a result, the submitted proposal illustrates:

- indicative dwelling heights of typically 2 storeys, with some taller buildings along the western boundary in order to present a strong aspect to what will be the main entrance road into 'Woodcroft Farm'. This takes into account changes in Building Regulations since many of the properties in the surrounding area were built, and the illustrative building heights are, therefore, akin to the more recent developments in Kite, Hobby and Merlin Close;
- a balanced mix of long / narrow and wide / shallow dwellings, and a variety of plot sizes;
- common building lines but with some variety in places to enclose public space, add interest, and flexibility in parking provision.

4.4.3 Details of aspects such as building materials, elevations, windows and doors, hard and soft landscaping, street furniture, and lighting will be determined at a subsequent reserved matters / full application stage.

4.5 Movement network

4.5.1 The illustrative layout provides for a pedestrian and on-road cycle route across the site, between the western and eastern boundaries. This will retain access for walking to Woodcroft Primary

School and provide a new public route through the site to / from the Wecock Recreation Ground.

4.5.2 An emergency access is proposed in the south-eastern corner of the site, which is designed to allow public access for pedestrians and cyclists to and from the bus stops on Eagle Avenue and the Milton Road shops.

4.5.3 The illustrative layout is therefore designed to support increased footpath and cycle use and offer opportunities for increasing cycling for all types of trips, in accordance with Policies **CS1** and **CS16.1**.

4.5.4 The proposed development is well-integrated with the surrounding area, by linking and adding to existing pedestrian and cycle routes and encouraging people to use public transport where possible, and will allow for safe and convenient access for all in line with Policy **CS16.4**.

4.5.5 In addition, the proposal will enhance the range of transport modes accessible to the users of the site and improve highway, cycling, and pedestrian links to local shops and jobs within the Borough in line with Policy **CS20** and Paragraph 35 of the NPPF.

4.5.6 The illustrative layout has been designed so that the existing Primary School presents a built frontage to the new access road within the site. This will make it more visible from the main entrances to the site, and will help to make the layout 'legible' (easier for people to orientate themselves and move through), in accordance with Policy **CS16.2**. This also ensures that the highway design responds positively to the characteristics of the area and delivers a high quality public realm for all users, in line with Policy **CS20**.

4.5.7 The access road has been designed in consultation with the County Council's Highways

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Area Office and Consultant Engineers to ensure the safe movement and turning of vehicles, including refuse and emergency vehicles, without it dominating the street-scene. In particular, car parking within the site is mixed so that, where practical, cars are situated behind the building line so that new streets are not dominated by vehicular traffic. Where car parking is in front of a building, this is limited to rows of 4 in line with Policies **CS16** and **CS20** and Paragraph 5.21 of the Havant Borough Design Guide SPD.

4.5.8 It is anticipated that the proposed access road within the site would be adopted as public highway and shared surfaces, drives, and parking areas would be privately maintained by a management company established on behalf of the site's developer and / or its future residents. It is understood that the Borough Council's policy is not to adopt open spaces within new developments that do not form part of the public highway and a management company would also need to maintain such areas within the site.

4.6 Community Safety

4.6.1 In order to engrain community safety into the development process from the beginning, and to ensure the illustrative layout reduces opportunities for crime and anti-social behaviour, in line with Policy **CS8**, the Hampshire Constabulary's 'Design Out Crime' Design Advisor was consulted in February 2012.

4.6.2 No overall objections were raised to the illustrative proposal from this consultation but advice was received on a number of detailed issues that were incorporated into the illustrative layout, and are more fully discussed in Section 6 of the accompanying D&AS.

4.6.3 To maximise opportunities for natural surveillance through good design, all the proposed dwellings in the illustrative layout front onto the public realm and, where practical, turn corners. Such perimeter block development minimises inactive frontages and creates a clear distinction between public and private outdoor spaces that can help to design out opportunities for crime, and is in line with Policies **CS16**, **CS8**, paragraphs 58 and 69 of the NPPF, and Paragraph 5.04 of the Havant Borough Design SPD.

4.6.4 In line with Policy **CS8**, the illustrative layout seeks to maximise the amount of defensible space that is controlled or perceived to be controlled by residents and, where dwellings are back-to-back, there is a minimum separation distance in line with paragraph 5.05 of the Havant Borough Design Guide SPD. In addition, the apartments to the west of the site incorporate individual balconies and ground floor terraces to provide private defensible space in line with paragraph 5.14 of the Borough Council's Design SPD.

4.6.5 The treatment of front gardens will be determined at a subsequent reserved matters/ full application stage. For the purposes of the outline planning application, front boundary treatments are indicated as either brick and railing or 'defensible' native species planting to reflect the character of the local area and requirements of the Borough Council's Design SPD.

4.5 Landscaping

4.5.1 The accompanying layout plan sets out an indicative landscaping scheme for outline planning purposes in line with the guidance in the Havant Borough Townscape, Landscape and Seascape Character Assessment and Havant Borough Council Landscape Checklist for New Development.

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4.6 Biodiversity

4.6.1 The biodiversity checklist for the site has not identified any international, national or locally designated sites of importance for nature conservation within the application boundary.

4.6.2 An Extended Phase 1 Habitat Survey and Reptile Survey Report was undertaken by RPS Consultants in December 2010 in response to the biodiversity checklist. The County Council's Biodiversity Team confirmed on 03 February 2012 that the report is adequate for submission as part of the current planning application (Appendix 3).

4.6.3 The Phase 1 Report found that the most of the site and where development is proposed comprises hard-standing and mown amenity grassland and is thus considered to have low ecological value. The Report did not find any slow worms, great crested newts, or badgers in the area to be developed for residential purposes but did identify the boundary tree belts and hedgerows as key ecological features with potential for bats and breeding birds.

4.6.4 The Phase 1 Report sets out a number of recommendations to ensure local wildlife interests will be largely retained and sympathetically incorporated into the overall design of the scheme. These have been incorporated into the proposal in line with Policy **DM8**.

4.6.5 The accompanying illustrative layout retains and enhances existing perimeter planting and maintains a buffer zone to the boundary habitats, in line with the Phase 1 Report recommendations. The southern boundary is a steep bank with dense under-planting that will naturally restrict public access but, as recommended in the Phase 1 Report, piles of logs, stones or grass clippings could also provide refugia and year-round cover for

common reptiles and amphibians.

4.6.6 The illustrative layout is designed to reduce light spill, particularly along the southern boundary, to continue the 'dark corridor' effect and minimise any impact on commuting bats. Details of a lighting scheme, sensitive to any bats that continue to use the site, will be determined at reserved matters stage.

4.6.7 As illustrated on the accompanying layout plan, the central copse of trees within the site will be enhanced with additional planting, to be agreed as part of a subsequent reserved matters / full application. The Hampshire Constabulary's Design Advisor advised against providing public access to this copse as this could lead to incidences of anti-social behaviour. Additional planting could prevent access whilst enhancing both visual amenity and biodiversity opportunities.

4.6.8 In line with the recommendations of the Phase 1 Report, and to be agreed at reserved matters / full application stage, bat and bird nesting boxes could be installed in appropriate locations within the final development. Where landscaping identified as having potential for nesting birds has to be removed within the site, this will be undertaken outside of the nesting season, normally considered to be between March and August. The construction and clearance will abide by the recommendations set out in the Phase 1 Report.

4.6.9 The proposal will thus protect existing natural features, sympathetically incorporate them into the overall design, and provide new landscaping and measures to ensure their continued survival in accordance with Policy **DM8** and paragraph 118 of the NPPF.

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4.7 Heritage

4.7.1 Consultation with the Hampshire County Council Archaeologist in June 2007 (Appendix C) confirmed that there are no known archaeological interests either directly on or in the immediate vicinity of the site. The site is not located in an area defined as having high archaeological potential and no objections were raised to the current proposal by the County Archaeologist.

4.8 Natural Resource Conservation

4.8.1 In line with paragraph 121 of the NPPF, a Ground Investigation Report accompanies this outline planning submission, which references plans dating from 1843. The investigation found no evidence of ground or soil contamination within the site. The potential for contamination in relation to the proposed development is therefore limited and unlikely to have an adverse impact on groundwater quality or the ability to maintain a public water supply.

4.8.2 The Noise Impact Assessment submitted with this application concludes that, with the provision of a 1.8 metre close-boarded fence, residents living on the site will not be affected by noise from the Primary School nor from existing and future traffic levels on Eagle Avenue and within 'Woodcroft Farm'. The proposal will thus avoid significant adverse effects from noise on health and quality of life in line with paragraph 123 of the NPPF.

4.8.3 At the reserved matters stage the prospective purchaser and developer of the site will be able to set out the preferred approach to achieve Level 3 of the Code for Sustainable Homes and means of minimising the demand for water, unless financially or technically unviable, in line with Policy **CS14**.

4.9 Flood Risk & Drainage

4.9.1 A Flood Risk Assessment (FRA) was undertaken by the County Council's Engineering Consultancy in line with footnote 20 of the NPPF during May 2011 and accompanies this application. The FRA report concludes that site is located in Flood Zone 1, with the lowest annual probability of flooding, that no flooding from sewers or other sources has been recorded on the site, and that safe access and egress to the site can be provided.

4.9.2 In response to the FRA recommendations and its location in an urban area, the proposed design levels on site will ensure that severe storm event flooding is routed away from the buildings and access point. Safe access and egress to the site can be provided even during the 1 in 100 year (plus 30% climate change) storm event. The proposal will therefore ensure that flood risk is not increased elsewhere in line with paragraph 103 of the NPPF.

4.9.3 A Drainage Strategy Report was undertaken by the County Council's Engineering Consultancy and accompanies this application. The Report concluded that the site is underlain by clay up to and beyond 4.0m in depth, which makes the ground impermeable. This does not enable soakaways and infiltration as a method of disposal for surface water and thus SuDS features on the site will be limited.

4.9.4 However, there is 'spare' drainage capacity from the pre-existing discharge rate from the demolished Infant School, which will allow the development to discharge all surface water run-off to the public sewer network. This will 'ensure that there is no net increase in surface water run off' and no increased risk of downstream flooding in accordance with Policy **CS15** and paragraph 103 of the NPPF.

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4.9.5 Any flows in excess of the pre-existing discharge rate, including an allowance for 1 in 100 year storm events, will be attenuated by oversized underground pipes. SUDS features, such as water butts and storage beneath permeable paving in private driveways and public parking areas, as well as additional planting within and around the site will also slow down surface water drainage and run-off.

4.9.6 The Drainage Strategy Report indicates that there will be a net reduction of foul water from the redeveloped site and Southern Water has confirmed that this can be discharged to the public sewer.

4.9.7 The final specification for surface water drainage, its maintenance, and management is a reserved matter and the prospective purchaser of the site to determine. For the purposes of this outline application, the future management and maintenance of the permeable paving in driveways and shared surfaces and water butts would be managed privately by the new residents or a management company. Water attenuation pipes within the access road will be managed by Hampshire County Council as forming part of the adopted highway.

4.10 Movement Access and Parking

4.10.1 A Transport Assessment (TA) for the site accompanies this application in line with Policy **DM12**. The TA considered the impact of 55 dwellings, although the proposal has since been amended so that only 43 dwellings are proposed.

4.10.2 Compared with previous traffic levels generated by Meadowlands Infant and Junior Schools, when at full capacity, the TA concludes that there will be a net reduction in traffic movements throughout the day from Woodcroft Primary School and the residential development of the application

site. The TA demonstrates that the proposed residential development will have relatively insignificant traffic impact in terms of queues at its junction with Woodcroft Lane and the surrounding junctions of Lovedean Lane and Milton Road.

4.10.3 Pre-application correspondence from the Borough Council (GEN/11/01344) in October 2011 also states that 'the Development Engineer is satisfied with the Transport Statement' and that the design of the emergency access road is acceptable.

4.10.4 The proposal will therefore 'not increase congestion and promotes better use of existing transport networks' in line with Policy **CS20** and **DM12** and paragraph 32 of the NPPF.

4.10.5 In line with Policy **CS20**, a proposed obligation for the prospective purchaser / developer to undertake a Residential Travel Plan for the site is consistent with the 'Reduce, Manage and Invest' strategy and will provide 'transport management measures to ensure the safe and efficient operation of the strategic and local road network'.

4.10.6 The accompanying layout and D&AS illustrates that car parking and cycle storage is provided within the proposal in accordance with the standards set out in the Havant Residential Parking and Cycle Provision SPD (March 2010) in line with Policy **DM13**. Secure and weather-proof cycle storage is indicated for flats in appropriate and accessible locations, in line with the recommendations of the Hampshire Constabulary Design Advisor consultation and paragraph 7.10 of the Havant Residential Parking and Cycle Provision SPD.

4.10.7 In line with Policy **DM11** to 'reduce on-street parking in the surrounding area', all car parking is provided off street in driveways, front parking courts or car ports.

4.10.8 Whilst only the access road is proposed to be adopted, the submitted plans and illustrative layout demonstrate that cars and refuse and emergency vehicles can be adequately accommodated, and turn to adoptable standards, within the site in line with Policy **DM11** and paragraph 35 of the NPPF.

4.11 Developer Requirements

4.11.1 Paragraph 204 of the NPPF states that planning obligations should only be sought where they are necessary to make development acceptable in planning terms and are directly related and fair and reasonable in scale and kind to the development.

4.11.2 Paragraph 206 adds that conditions should only be imposed where they are necessary, relevant to the development, enforceable, and precise and reasonable in all other respects.

4.11.3 Core Strategy Policy **CS21** - Developer Requirements expects development to meet on-site and/or off-site infrastructure requirements, and arrangements for the ongoing maintenance of facilities, through planning obligations, agreements, or tariffs in accordance with the relevant legislation for off-site provision where appropriate.

4.11.4 The Borough Council's Community Infrastructure Levy (CIL) Charging Schedule took effect in August 2013. The CIL rate for every square metre of gross internal floorspace for new residential dwellings within Lovedean is set at £80.

5.0 Summary & Conclusion

5.1 This Planning Statement has set out the background to and proposal for 43 residential dwellings with access off Woodcroft Lane and Eagle Avenue. It has described the background and planning history to the proposal, public consultation undertaken, and how the proposal meets relevant planning policies.

5.2 The Statement has explained how the proposed development and subsequent sale of the surplus land is necessary as part of the education investment strategy at Woodcroft Primary School.

5.3 The Statement also notes that Woodcroft Primary School has adequate places to cater for additional pupils likely to be generated by the application site and the 'Woodcroft Farm' development to the north and that, with the provision of a much improved playing field to be delivered on land to the north of the Primary School, there will be no overall loss of school sports facilities.

5.4 The proposal will deliver a broad range of social and economic benefits in line with Core Strategy policies for the wider regeneration of the area. As well as funding the improvements to Woodcroft Primary School, these include providing affordable and market housing for local needs, improving pedestrian / cycle access in the area, and protecting wildlife habitats,

5.5 Adequate land within the County Council's control that is just outside the application site is also retained to deliver the future access road off Eagle Avenue into 'Woodcroft Farm' as allocated for in the Havant Borough Council Core Strategy.

5.6 In conclusion, the proposal is compliant with planning policy at the national and local level. The supporting documents submitted as part of the application provide robust evidence to demonstrate that there are no overriding disbenefits associated

with the scheme proposals. Where any impacts have been identified, suitable mitigation measures have been proposed.

5.7 In line with Government guidance the proposal delivers a high quality development at an appropriate density, on previously-developed, surplus public-sector land, within an accessible location, and therefore meets the objectives of sustainable development.

Appendix A - S.77 Consent



department for
children, schools and families

Mowden Hall
Staindrop Road
Darlington, DL3 9BG

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Ms Gemma Wigman
Strategic Planning Assistant
Hampshire County Council
County Office
Children's Services Department
The Castle
Winchester SO23 8UG

Direct line: 01325 392132
Local fax: 01325 391062

Our Ref: 850/2741

8 July 2009

Dear Gemma,

**PROTECTION OF SCHOOL PLAYING FIELDS UNDER SECTION 77 OF THE
SCHOOL STANDARDS & FRAMEWORK ACT 1998 – MEADOWLANDS JUNIOR
SCHOOL 850/2741**

I refer to the application by Hampshire County Council for the Secretary of State's consent to dispose of an area of 13,720 square metres of surplus team game playing field at Meadowlands Junior School.

I am writing to inform you that the Secretary of State has determined, in exercise of his powers, under section 77 of the School Standards and Framework Act 1998, to consent to the disposal of the area of informal and social land which is shown, hatched red on the attached aerial photograph and corresponding plan.

The Secretary of State expects any net proceeds arising from the disposal of school playing fields to be used towards specific projects to improve, or enhance sports or educational facilities at schools. The Secretary of State's consent is given, therefore, on the understanding that the full proceeds from the sale of the land will be used to provide a new football/sports pitch, running track and provide informal play areas. In addition, refurbish the existing junior school building and remodel the interior to provide new teaching facilities. This will include an Early Years classroom, a music drama room, an ICT suite, Food Tech and CDT rooms, nurture space, individual tutorial spaces, remodelled library and an external teaching area for Key Stage 1 children.

Should the authority wish to use the sale proceeds for other purposes you should first contact the Department.

The Secretary of State wishes to monitor progress on the above project and I would be grateful if you could let me know within 6 months of the date of this letter;

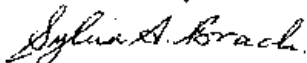
- When the land in question has been sold;
- When work on the project is expected to begin;
- The estimated completion date for the works; and,
- A contact point for any further queries the Department may have on the progress of the above project.

I can also confirm that the council has consent, in accordance with the provisions of Schedule 35A of the Education Act 1996 (as inserted by Schedule 7 to the Education Act 2002), to dispose of the area of land, hatched red, on the attached aerial photograph and corresponding plan.

I would also remind you of the need to apply for planning permission, where applicable. If planning permission is needed you should contact Sport England and your local planning authority. This consent does not constitute planning permission and should not influence planning authorities when they consider the future needs of the community for open space, sport and recreation.

If the council subsequently decides not to proceed with the disposal of the land please let the Department know as soon as possible.

Yours sincerely



Sylvia A Brack
Schools Capital – Assets Team

Key

Buildings and access

Informal and social

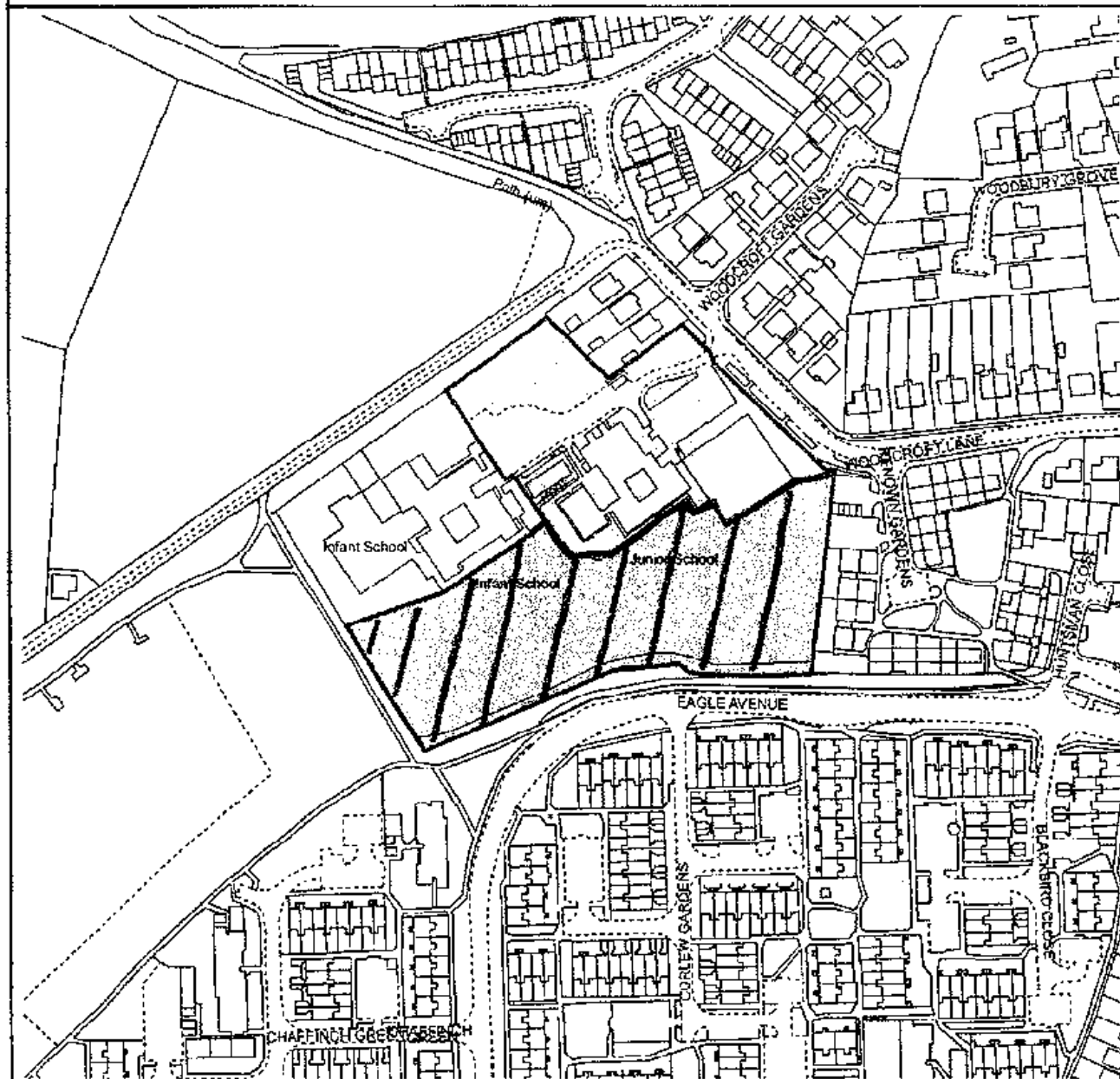
Games court

Hard play

Habitat

Playing fields (post amalgamation)

Land to be disposed 13,720 sq m



MEADOWLANDS JUNIOR SCHOOL WOODCROFT LANE LOVEDEAN



Hampshire
County Council

PLAN No.
A / 13 / 519 / G

FILE REF.
13E / 71

DATE
March 2008

SCALE
1:2500

OS No.
SU 6812 SE

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PROPERTY, BUSINESS AND REGULATORY SERVICES
ESTATES

Education & Inclusion
(Organisation)

12 AUG 2011

Children's Services
Department

Alison Porter
Planning and Development Assistant
Hampshire County Council
Children's Services Dept
Elizabeth II Court East
The Castle
Winchester
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SO23 8UG

partnerships for schools

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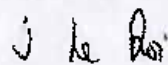
5 Aug 2011

Dear Alison,

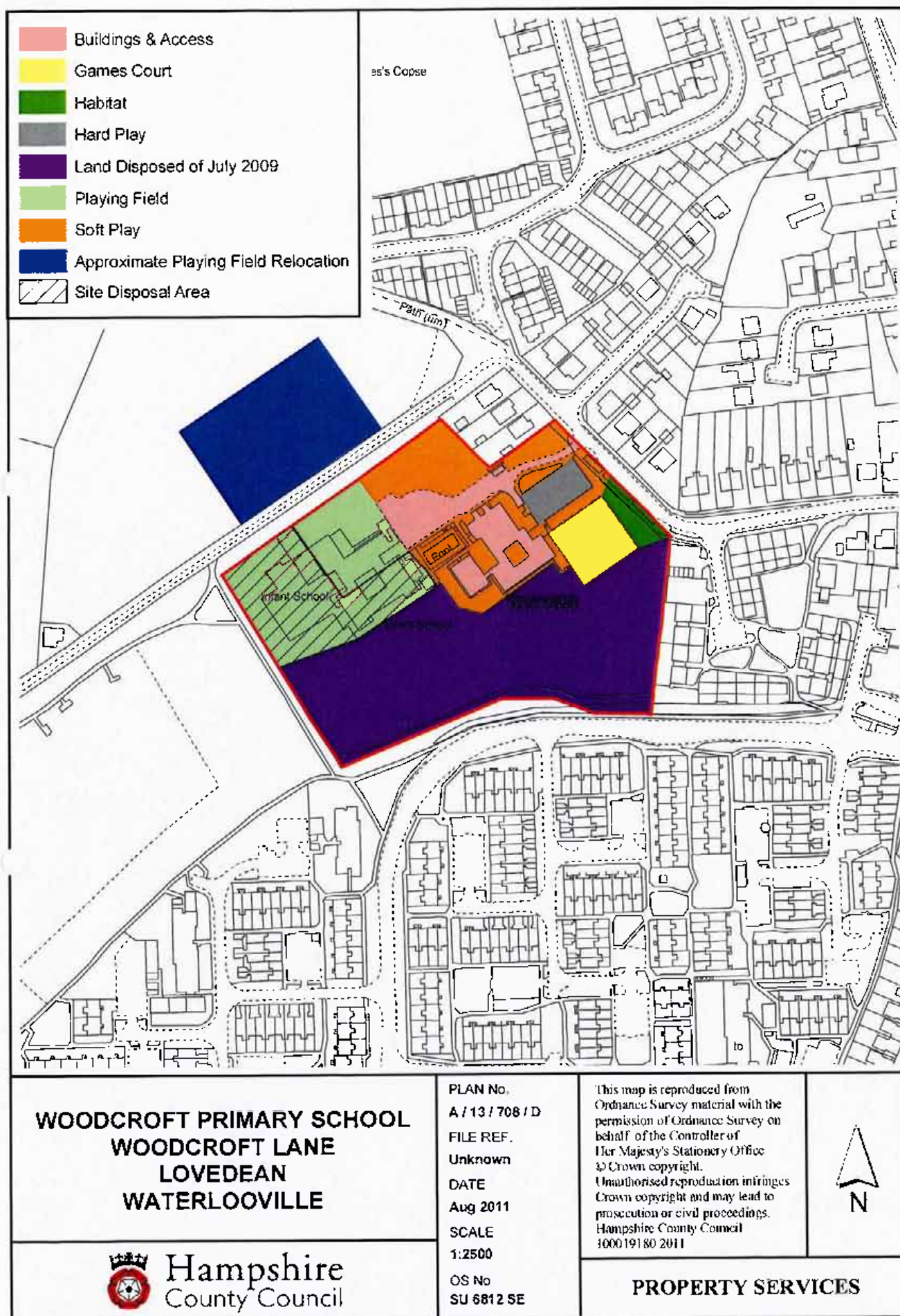
**RE: Disposal of the school playing fields at Woodcroft Primary School,
Woodcroft Lane, Waterlooville, Hampshire, PO8 9QD**

I acknowledge receipt of your letter, dated 3 August 2011 advising that Hampshire County Council has awarded itself a general consent to dispose of 4,038m² of grassed area under paragraph 8 of the schedule of The School Playing Fields General Disposal and Change of Use Consent (no 3) 2004, at Woodcroft Primary School

Yours sincerely



Jude Le Roi
Schools Assets Team



Appendix B - HBiC Consultation

From: Owen, Megan
Sent: 03 February 2012 10:49
To: Biles, Mark
Cc: Thomas, Lee
Subject: RE: Re Woodcroft Primary School disposal site

Mark

I have looked at the survey, and I agree that the conclusions drawn meant that this survey should still be adequate for submission this year. However, the report does pick up some avoidance measures that you will need to address to ensure that the 'no impacts' that they have concluded is true to the proposal that you submit.

The assessment does make a requirement that lighting plans are designed specifically to avoid affecting the woodland belt surrounding the site, as effects to bat foraging have not been thoroughly assessed, and therefore you will need to ensure that you are completely avoiding the likelihood of impacts, under our responsibilities under the Habitats Directive.

The woodland belt is considered a priority habitat, impacts to which is a material consideration of a planning decision. Therefore, you must ensure that measures to avoid indirect/direct harm are built in to the scheme, and you make some reference to how you have addressed the point within your supporting statement. In addition to the sensitive lighting scheme, I would also like to see that you have ensured that the woodland is adequately protected from the recreation impacts imposed by the development, especially from the gardens that are facing it, by provision of adequate fencing.

I am not sure if there is an intention to link the site directly via footway/cycleway through the woodland - I would point out that this has not been assessed within the ecological report, and would need to be picked up if you do have such plans.

I would also point out the requirement for avoiding impacts to nesting birds, as set out in the report

I hope that this helps, please do not hesitate to contact me if you have any further queries

kind regards

Megan Owen
Biodiversity Development Management Coordinator

Appendix C - Archaeology Consultation

From: Appleby, Stephen
Sent: 25 June 2007 14:34
To: Thomas, Lee
Cc: Colenutt, Peter
Subject: RE: Disposal of Playing Fields at Meadowlands School, Lovedean.

Importance: High

RE: Disposal of Playing Fields at Meadowlands School, Lovedean.

Dear Lee,

Further to our conversation this morning, I have now had a chance to look at the above site in light of the known archaeology of the area. There are no known archaeological sites and findspots either directly on the site itself or in the immediate vicinity. Also, the site is not located in an area defined as having high archaeological potential. Consequently, I am happy that the likelihood of finding in-situ archaeology on the site is low and would, therefore, raise no archaeological concerns to the disposal of the playing field for development.

In the meantime, if you have any questions on this or would like to discuss matters further then please do not hesitate to contact me.

Yours sincerely,

Stephen C. Appleby - Senior Archaeologist

Environment Department,

The Castle,

Winchester,

Hampshire,

SO23 8UD

Direct Line: 01962 846819

Fax: 01962 847055

E-Mail: stephen.appleby@hants.gov.uk

www.hants.gov.uk/environment/historic-environment/

Hampshire County Council

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www.hants.gov.uk/propertyservices