
Site Address:	Park Community School, Middle Park Way, Havant, PO9 4BU		
Proposal:	Hampshire County Council consultation for the provision of a footpath within the school's grounds.		
Application No:	APP/14/00356	Expiry Date:	19/05/2014
Applicant:	Ms K Snell	Team:	Team 2
	Hampshire County Council		
Agent:		Case Officer:	Daphney Haywood
Ward:	Barncroft		

Recommendation: **RAISE NO OBJECTION**

1 Site Description

The site the subject of this application comprises an education establishment on the west side of Middle Park Way. The site is surrounded by relatively high density residential properties.

2 Planning History

Application site

APP/13/01217 : Hampshire County Council consultation for the construction of a synthetic turf pitch with flood lighting and associated landscaping works. No objection

142 Parkhouse Farm Way,

APP/00319 Creation of footpath link - Not yet determined.

3 Proposal

This case concerns a Hampshire County Council consultation on a planning application for the provision of a 2.5m wide footpath within the school grounds. The path would run along the southern boundary of the school playing field adjacent the Hermitage. Access for construction traffic and materials would be through the school. To maintain security for the school a 1.8m high vertical bar fence to match the existing fence on Middle Park Way is proposed immediately to the north of the path. The path would provide a new link to the main school buildings. The path is to be gated at either end and these would be lockable and managed by Park Community School. No lighting is proposed. The path is to be constructed of asphalt and dressed with a buff stone aggregate to match the path gravel used along the Hermitage stream. It would be fully accessible and the slope would not exceed 1:20.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM11 (Planning for More Sustainable Travel)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Environm ()
ent
Agency
20 m
buffer
Flood ()
Zone
Wind ()
Turbine
Zone

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Landscape Team Clarification required as to whether just a footpath or also a cycle way. If possible it should be open 24 hours and not closed at night. In any event can the gates be locked during the day to make access easier for all.

Development Engineer No objection

6 Community Involvement

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

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 development
- (ii) Impact on nearby properties
- (iii) Visual impact.

- (i) Principle of development

It is considered that the provision of a footpath to link to the existing school on a site within the built up area is acceptable in principle.

- (ii) Impact on nearby properties

The main impact relates to No 142 Park House Farm Way and the owners of that property have agreed to sell part of their garden to HCC to enable the path to be extended to Park House Farm Way should consent be granted for the path - that part of the path relating to land owned by No142 is the subject of a separate planning application.

(iii) Visual impact.

In respect to the visual impact, the provision of the path and associated fencing will have a visual presence, but this will be in character with the context of an existing school site with fencing and path surfacing to a match existing and as such is not considered detrimental. There are no TPOed trees but the path will pass through an existing group of small trees, which provide a landscape feature. No significant trees are to be removed and a no dig construction is proposed where the path comes within 1m of the tree canopies. This approach will provide for the retention of the landscape feature however, a condition in respect to root protection is required to ensure the ongoing provision of this feature.

8 **Conclusion**

Subject to the conditions the proposed development would not have a detrimental impact on the visual nor residential amenities of the area.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/14/00356

subject to the following conditions

- 1 No development hereby permitted shall be commenced until
 - a Method Statement and Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. the development shall be carried in accordance with the approved details.
Reason: To ensure proper tree protection and having due regard to policy CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The path shall be available for the joint use of pedestrians and cyclist and shall remain open at all times with the gates locked open when not in use.
Reason: To ensure a wide public benefit and sustainable travel opportunities from the development in accordance with policies DM11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.