
Site Address:	142 Parkhouse Farm Way, Havant, PO9 4DR		
Proposal:	Creation of footpath link.		
Application No:	APP/14/00319	Expiry Date:	20/05/2014
Applicant:	Mr Rankine	Team:	Team 2
	HCC Property Services		
Agent:	Mr M Rankine	Case Officer:	Rachael McMurray
	Hampshire County Council		
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

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

APP/13/01217

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

APP/14/00356

Hampshire County Council consultation for the provision of a footpath within the school's grounds. Approved

3 Proposal

Creation of a new footpath link alongside No. 142 Park House Farm Way onto Park House Farm Way. The owners have agreed to sell part of their garden to Hampshire County Council should consent be granted for the path. A new boundary would be created alongside their property. The path would link into the footpath recently approved which extends through Park Community school grounds to Middle Park Way.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM11 (Planning for More Sustainable Travel)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency:

No objection

Building Control:

No objection

Southern Water:

No objections

Development Engineer:

No objections - supports shared cycle/pedestrian use but concerned that the gate should not be locked.

[Telecon confirms that this path would be a link in the Havant/Waterloovill path which HBC/HCC have been working to achieve e.g with the Dunsbury Hill Farm development and Env Agency works to naturalise other parts of the Hermitage Stream corridor]

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.

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: 6

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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 No. 142 Park House Farm Way

(i) Principle of development

7.2 It is considered that the provision of a footpath extension onto Park House Farm Way is acceptable in principle. Policy DM14 supports more sustainable modes of transport, and the proposal is fully in accordance with this, providing an important connection within the Hermitage Stream Havant/Waterlooville link, which other development projects have contributed to, such as Dunsbury Hill Farm and recent works

associated with the Environment Agency stream naturalisation works along other parts of the stream. However, there is concern that it is only partially effective in achieving this if it is locked some of the time.

(ii) Impact on No. 142 Park House Farm Way

- 7.3 The owners of No. 142 have agreed to sell part of their garden to Hampshire County Council should consent be granted for the path. A new boundary would be created alongside their property. The path would link into the footpath recently approved which extends through Park Community school grounds to Middle Park Way. It is not considered that there would be an adverse impact on this property.

(iv) Visual Impact

- 7.4 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. The plans show the erection of a 2m wall along the new side boundary of the neighbouring garden. This will be prominent from the new footpath but is currently a Permitted Development. An informative can encourage care with design and materials, in the interests of visual impact.

8 Conclusion

The application is considered to be acceptable and is recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00319 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Design and Access Statement March 2014
Proposed footpath link application area - DN - Y01330-L-101
Proposed footpath link from Park House Farm Way to Middle Park Way (East) - DN - Y01330-L-202
Proposed footpath link from Park House Farm Way to Middle Park Way (west) - DN - Y01330-L-201
General Landscaping and arrangement - DN - EC/RJ5070179/102

Reason: - To ensure provision of a satisfactory development.

