
Site Address:	Warblington School, Southleigh Road, Havant		
Proposal:	Hampshire County Council consultation for sports development including sports hall, MUGA and relocation of pre-school.		
Application No:	APP/13/00733	Expiry Date:	30/08/2013
Applicant:	Hampshire County Council	Team:	Team 1
Agent:	Mrs R Devlin	Case Officer:	Heather Lealan
Ward:	St Faiths		

Recommendation: **RAISE NO OBJECTION**

1 Site Description

Warblington School is an education property located within a well established area of residential homes of various ages. The playing fields are located to the west of the main school buildings. To the north of the playing fields is the main railway line to Chichester with residential properties on the opposite side of the tracks. To the south of the site is a residential area and to the west is a housing allocation site, recently granted planning consent. The school parking areas are to the east of the main school building and the site vehicular access is from Southleigh Road. There are a number of trees located close to the site boundaries.

2 Planning History

93/53510/001

Extension to provide additional classroom - Permitted

94/53510/002

Extension to provide 3 additional classrooms - Permitted

98/53510/003

Construction of a single storey Drama space - Raise no objection

03/53510/004

Consultation by HCC for the erection of a 2.4 metre high meld mesh fencing - Raise no objection

07/53510/005

Consultation by HCC for the erection of a 53.0 metre long by 2.4 metre wide covered walkway to the rear of the main school building - Permitted

APP/10/00636

Hampshire County Council Consultation to construct two synthetic turf pitches (101.5 x 63m) with fourteen 15m high floodlight columns, 3m and 4.5m high green weldmesh ball stop fencing, 1.2m high spectator viewing area and associated drainage - Raised objection on three grounds.

APP/12/00407

Construction of 78 dwellings consisting of 5No. 2 bed houses, 47No. 3 bed houses,

3No. 4 bed houses, 2No. 1 bed flats and 21No. 2 bed flats, with associated parking and landscaping including openspace and pumping station. New vehicular access to New Lane, and modifications to existing New Lane highway - Permitted

3 Proposal

Hampshire County Council consultation for sports development including sports hall, MUGA and relocation of pre-school.

4 Policy Considerations

NPPF 2012

Core Strategies 2011 forming part of the HBLDF

CS1 (Health and Wellbeing)

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - have no adverse comment other than the it would be advantageous if the proposed site plan PO99949 - PL100 could indicate the proposed route of the Sustains footway (shown on app no 11/00134. as it shown on the phase 2 plan

Environmental Health Manager - No comments

Regeneration & Development - No Objection

Arboriculturalist - Object to loss of Ash tree adjacent to existing pre-school and tree protection measures should be advised

Landscape Team - The removal of the existing Leylandii hedges to pre-school location is agreed.

Public Spaces Development Manager- No comments

HADAG - Comments regarding construction and access which are a matter for consideration by HCC, Katherine Snell of HCC confirmed with Case Officer that she has a copy of the comments

6 Community Involvement

Publicity for this application has been carried out by HCC.

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) Effect on the character of the street scene
- (iii) Impact on trees
- (iv) Impact on adjacent residential dwellings
- (v) Effect on Community Facilities

(i) Principle of development

The principle of the development is acceptable as the school is within the defined urban area and the land will remain available for use as by the pupils of Warblington School and other Federated Schools during school working hours. It is not considered that the development will prevent the development of the section of the fields to the very west of the site for residential.

(ii) Effect on the character of the street scene

The sports hall and MUGA are proposed to be built to the west of the main school buildings. The fields are generally flat and the existence of the existing buildings suggest that detrimental long distance views are unlikely. With regard to the immediate area, it is considered that whilst the scheme increases the intensity of the existing use, it does accord with the existing character of the site.

The pre-school is an extension an existing building to the front of the site and the design is consistent with the style of the main school building. It is not considered that the design will be visually detrimental to the streetscene.

(iii) Impact on trees

The construction of the preschool to the east of the school buildings involves the loss of some evergreen conifer trees which are unkempt and it is not considered that their loss will be unacceptable by the Council's Landscape Architect.

There is a tree shown on the plan to be lost due to the construction of the MUGA, (as identified in the planning documents incorrectly as a sycamore when the tree is actually an Ash tree). The tree officer has expressed disappointment at the loss of this good quality tree and encourages mitigation planting in a suitable location on site. Furthermore, tree protection measures should be in place to protect the existing trees on site proposed to be retained.

A further tree identified as requiring removal to accommodate the scheme is a Hornbeam sited to the west of the main school building. This tree has already been removed.

(iv) Impact on adjacent residential dwellings

It is not considered that the proposals will create a detrimental impact to the amenities of the adjacent residential dwellings.

No floodlighting is proposed

(v) Effect on Community Facilities

It is not considered that the application represents a significant change in the use of the school playing fields during school working hours. The facilities for the pupils at Warblington and federated schools will be enhanced by the scheme and the proposal contributes to the long-term local authority aim.

8 Conclusion

- 8.1 Overall it is considered that the scheme is acceptable addition to the facilities of Warblington School and that no objection should be raised

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/13/00733 subject to the following conditions

- 1 The plans and other documents submitted with your application received 6 August 2013 and additional documents received on 15th August 2013.
- 2 Suitable tree protection shall be installed on site prior to the commencement of the works. Such fencing shall conform to the following specification in accordance with BS5837 2005.
Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.
Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.
Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the County Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 No floodlighting shall be installed in association with the development hereby permitted.
Reason: In the interests of the amenity of the locality / local residents and

having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.