
Site Address: Warblington School, Southleigh Road, Havant, PO9 2RR
Proposal: Non-material amendment to Planning Permission APP/11/00134 relating to moving the cycleway south by 1m, and moving the lighting a further metre from the railway lines and the residential properties.
Application No: APP/14/00230 Expiry Date: 02/04/2014
Applicant: Mr S Wood Team: Team 1
 Havant Borough Council
Agent: Case Officer: David Eaves
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies mainly within the Warblington Secondary School site, which lies to the east of Havant Town Centre. The proposed cycle/pedestrian route would connect Southleigh Road in the east to the Hayling Billy Trail in the west. The route from east to west would start just south of the Southleigh Road level crossing, and enter the school site via a new opening in the hedge. It would then cross an existing school car park and follow a route immediately south of the Havant to Chichester rail line. At the western end to the school playing field the path will eventually be incorporated into the approved housing layout of the residential development of this end of the site.
- 1.2 The proposal is for a minor amendment to a previously approved scheme with the route of the footpath/cycleway set 1m further south than the approved route previously approved, this avoids the need to partly site the route on railway land. The proposal also results in the resiting of lighting slightly further from residential properties to the north of the railway line.

2 Planning History

APP/14/00231

Discharge of Conditions No's 2, 3, 5, 10 & 11 of Planning Permission APP/11/00134.
Current application

APP/11/00134

3m wide cycle/pedestrian path from Southleigh Road to Hayling Billy Trail, through school grounds/playing field and over a section of Network Rail land, car park extension and fencing to the cycle/pedestrian path. Permitted April 2011

10/53510/006

Hampshire County Council (HCC) Consultation to construct 2No. synthetic turf pitches (101.5 x 63m) with fourteen 15m high floodlighting columns, 3m and 4.5m high green weldmesh ball stop fencing, 1.2m high spectator viewing areas and associated drainage. Raised no objection 31/03/2010.

07/53510/005

Consultation by HCC for the erection of a 53.0m long by 2.4m wide covered walkway to the rear of the main school building. Permitted 17/07/2007.

03/53510/004

Consultation by HCC for the erection of a 2.4m high meld mesh fencing. Raised no objection 11/09/2003

3 Proposal

Non-material amendment to Planning Permission APP/11/00134 relating to moving the cycleway south by 1m, and moving the lighting a further metre from the railway lines and the residential properties.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS1	(Health and Wellbeing)
CS13	(Green Infrastructure)
CS16	(High Quality Design)
CS19	(Effective Provision of Infrastructure)
CS20	(Transport and Access Strategy)
CS8	(Community Safety)
DM1	(Recreation and Open Space)
DM11	(Planning for More Sustainable Travel)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

H3 Baseline Housing Sites

H3.31 Warblington School Field, Havant

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

As this is a non-material amendment application publicity was not required.

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 the character and appearance of the area
- (iii) Impact on residential amenities of the properties to the north of the railway line
- (iv) Highway issues
- (v) Impact on trees
- (vi) Crime and disorder issues
- (vii) Effects on protected species

(i) Principle of development

7.2 The principle of the development has been established by planning permission APP/11/00134. The slight realignment of the route and the lighting is considered acceptable in principle subject to development control criteria considered below.

(ii) Impact on the character and appearance of the area

7.3 The slight repositioning of the footpath/cycleway and its associated lighting and fencing is not considered to have any additional impact on the character and appearance of the area compared to the previously approved scheme which was considered acceptable.

(iii) Impact on residential amenities of the properties to the north of the railway line

7.4 The proposals result in the route and associated lighting being set slightly further from the closest existing residential properties to the north of the railway lines. This very slightly reduces any potential impacts on these properties. The previous slightly closer scheme was considered to be acceptable. There is no additional impact on the residential development to the western end of the site.

(iv) Highway issues

7.5 It is not considered that there are any additional highway issues as a result of this minor amendment. There are some changes to the eastern end of the site, however these are not subject to this amendment but are understood to be being carried out under permitted development.

(v) Impact on trees

7.6 The impact on trees remains as previously approved and is considered acceptable.

(vi) Crime and disorder issues

7.9 The proposal does not alter the amount of lighting and fencing details are controlled by condition 3 attached to planning permission APP/11/00134 and currently under consideration in the relevant discharge of condition application. The proposal is not considered to result in additional crime and disorder issues.

(vii) Effects on protected species

- 7.10 There are considered to be no additional impacts on protected species as a result of these minor changes. A condition imposed on the original consent requires work to be carried out in accordance with the previously submitted Biodiversity Statement.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00230

(A) subject to the following condition

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

Cycle path Location Plan, Detail Plans Drawing Number H152/193

Reason: - To ensure provision of a satisfactory development.