



Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

To: Property, Business and Regulatory Services Application No: **APP/12/00520**
Three Minsters House
76 High Street
Winchester
Hants
SO23 8UL

HCC Ref: HVR001



For: Hampshire County Council

Date of Application: 14 May 2012

Hampshire County Council, as Local Planning Authority, **grants permission** for the following development in respect of the plans and particulars and subject to the attached schedule of 1 condition:

Development: **Continued siting for a temporary building on site for a further four years**

Site address: **Sir George Staunton County Park, Middle Park Way, Havant PO9 5HB**

Plans and particulars: **L0060/TC/09/02, L0060/TC/09/01RevA, L0060/TC/09/03RevA**

Reason for Approval

It is considered that the proposal would be in accordance with the development plan (summary attached) and achieve the aims of policies CS3 and CS7 by providing an educational facility where skills can be developed, would not materially harm the character of the area CS16 or detract from the purpose of the undeveloped gap (CS11).

All enquiries should be referred to the Economy, Transport & Environment
Department, The Castle, Winchester, SO23 8UD
Tel: (01962) 846746 Fax: (01962) 847055

**Director of Economy, Transport &
Environment**

4 July 2012



Hampshire
County Council

Town and Country Planning Act 1990

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Planning Conditions

Time Limits

1. The development hereby permitted shall be for a limited period only, expiring on 31 August 2016 or when the teaching use ceases, whichever is the sooner. At the expiration of this period the building (as identified on plan L0060/TC/09/01revA) shall be removed and the land reinstated to its former condition as soon as possible.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 and to secure the visual amenity of the locality, as the building is not considered suitable for permanent retention.

Notes to Applicant

1. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.





Annexe to Reasons for Conditions
(as required by Article 22 of the Town and Country Planning
(General Procedure) Order 1995 – as amended)

HAVANT BOROUGH CORE STRATEGY (ADOPTED 2011)

Policy CS3 – Skills and Employability

Planning permission will be granted for development proposals that:

1. Rise skill levels and increase employability.
2. Tackle skill shortages in existing and potential business clusters and sectors particularly advanced manufacturing and marine businesses.
3. Promote skills provision in emerging growth sectors such as sustainable construction methods.
4. Promote skills provision on strategic sites particularly with regard to construction skills.
5. Address barriers to employment for economically inactive people.
6. Provide childcare facilities within or in close proximity to employment sites.

Policy CS7 – Community Support and Inclusion

Planning permission will be granted for development that:

1. Has been informed and shaped by community and local stakeholder involvement in accordance with the Statement of Community Involvement.
2. Provides educational and training improvements including Building Schools for the Future.
3. Provides services for older people and other vulnerable, including Extra Care Facilities.

Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Planning permission will be granted for development that:

1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.
2. Protects and where possible enhances the borough's statutory and non-statutory designed landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measure including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.
3. Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map):
 - (i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International].
 - (ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National].
 - (iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [local].



Annexe to Reasons for Conditions (as required by Article 22 of the Town and Country Planning (General Procedure) Order 1995 – as amended)

4. Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.
5. Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.
6. Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.
7. Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.
8. Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.
9. Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.
10. Protects the best and most versatile agricultural land that has the greatest potential for local food security.
11. Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research.

Policy CS19 – High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:
 - a. Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
 - b. Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
 - c. Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
 - d. Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and



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- e. The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
 - a. The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
 - b. New streets are not dominated by vehicular traffic;
 - c. The layout of the development is legible, meaning it is easy to orientate oneself and move through.
3. Contributes to the improvements of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.
4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market through tenure blind design to minimise social exclusion and promote social integration.
5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.
6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building

COUNTY PLANNING
HAMPSHIRE COUNTY COUNCIL
App No. **APP/12/00520**
- 4 JUL 2012
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FOR A LIMITED PERIOD ONLY
SUBJECT TO CONDITIONS
~~Permission REFUSED~~

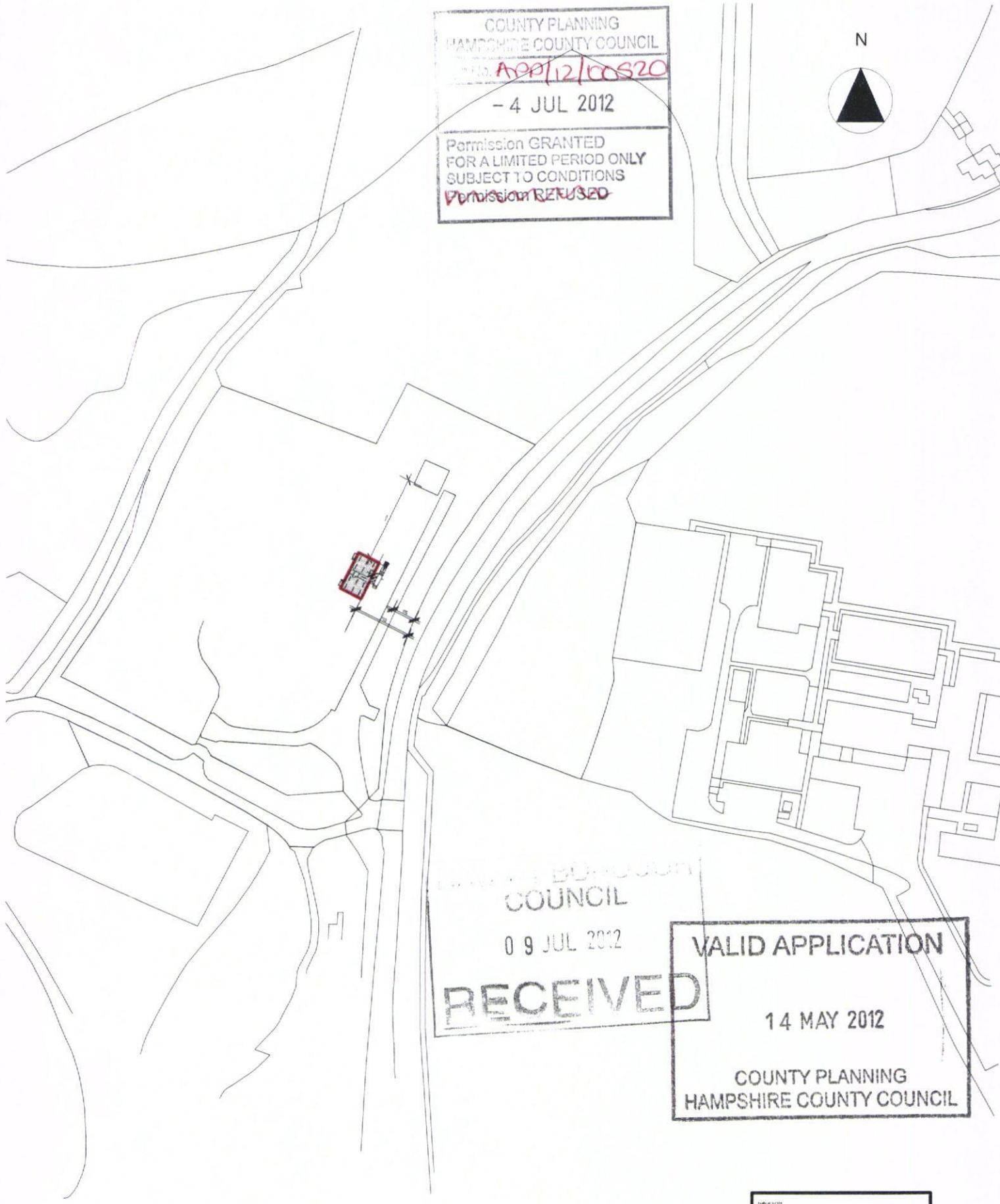
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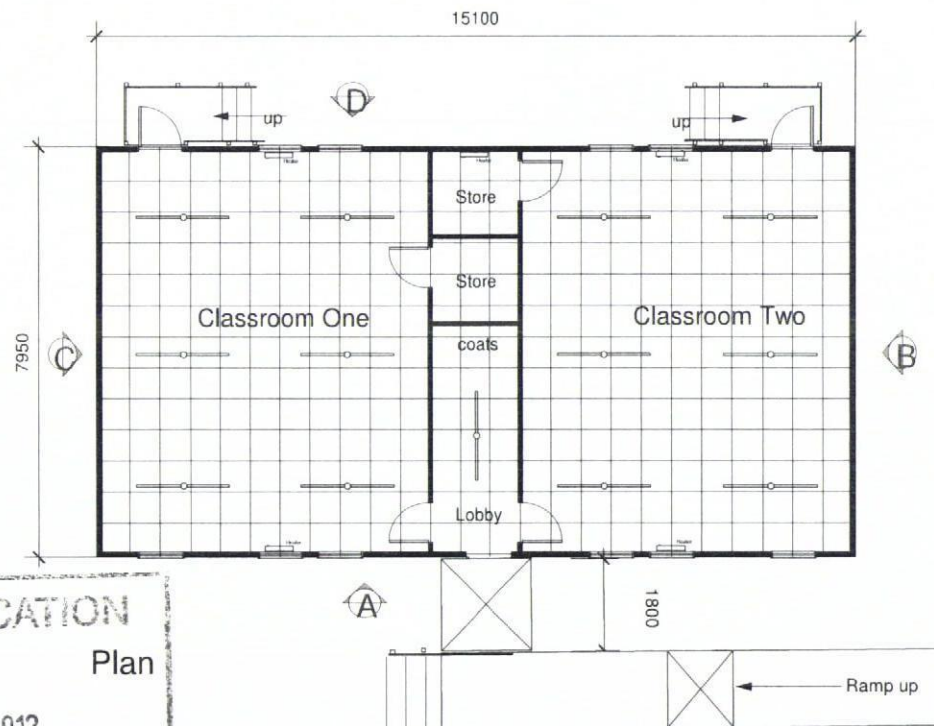
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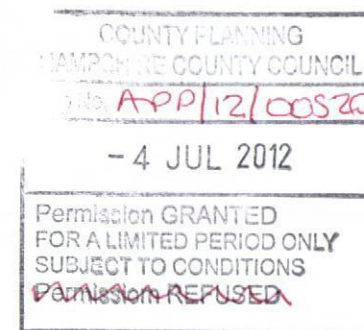
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Scale 1:200



Scale 1:100



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Hampshire County Council		Property, Business and Regulatory Services Three Ministers House 75 High Street, Winchester SO3 0JL Tel: (01962) 847601	
PROJECT Staunton Country Park		SHEET CONTENTS Unit layout Elevations	
SCALE @ A1 @ A3 100	DATE 12/01/2009	DRAWN GSE	DRAWING NO. L0060/TC/09/03
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