

DELEGATED OFFICER REPORT

PROPOSAL	Full planning application for widening of north car park access.
LOCATION:	Havant College, Barncroft Way, Havant, PO9 1QL
REFERENCE NO:	APP/24/01007
APPLICANT:	Havant and South Downs College
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	15/10/2025
APPLICATION EXPIRY DATE:	05/03/2025
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The red lined application site relates to the northern most vehicular access off Barncroft Way into Havant College, together with the northern car park, plus part of the highway land outside the site. Since part of the application site includes highway land, Notice has been served correctly on Hampshire County Council. Barncroft Way itself is an unclassified road.
- 1.2 The pavement outside the site is wide and tarmacked, with double yellow lines and a Keep Clear box. There is a drop kerb with tactile paving for pedestrians to cross the access drive. The boundary fencing to the site is largely close boarded fencing, set at an angle, presumably for visibility splays, transitioning into brick piers and a metal gate. The access into the site is single width only with speed bumps.
- 1.3 There is a single storey flat roofed college building within the wider Havant college site and immediately adjacent (south) of the access road the subject of this application. Immediately to the north of the application site, and opposite, are two storey residential properties.
- 1.4 The existing access into the car park is only 3.7m wide which is insufficient for two cars to pass. Therefore, at peak times vehicles entering the site are given priority and other vehicles within the car park have to wait. Since the length of the single carriageway within the site is some 40m, then there are occasions when vehicles wait at the bell-mouth, obstructing Barncroft Way.

2. Planning History

02/51057/021 - Erection boundary wall to max height (including pillars) of 2.025m adjacent to Nursery Unit and access to secondary car park area to north of site. (accessed from Barncroft Way)., PERM,26/09/2002

02/51057/020 - Erection of single storey pitched roof building to form extension to refectory., PERM,07/03/2002

01/51057/019 - Single storey extension to south elevation of music suite, PERM,04/06/2001

99/51057/018 - Removal of 17 no. temporary classrooms and the construction of new sports hall and two storey block of 12 no. classrooms, covered way at first floor level, new fire escape and provision of 30 additional car parking spaces and 30 cycle racks, S106,09/07/1999

97/51057/017 - Replacement Artificial Hockey Pitch and associated lighting. Erection of 3.6m high security fence surrounding pitch, PERM,25/09/1997

03/51057/022 - Single storey photographic classroom facility., PERM,06/03/2003
04/51057/023 - Erection of new boiler room and extension to main entrance area., PERM,14/04/2004

04/51057/024 - New sub station and switch room., PERM,10/06/2004
09/51057/026 - Installation of 3No. temporary double classroom blocks and 2No. single blocks., PERM,19/10/2009

APP/11/00937 - Change of use for sports hall from D1 to a mixed D1/D2 usage to allow evening use by sports organisations (non-compliance with condition 10 to 99/51057/018). , PERM,07/12/2011

APP/12/00345 - New single storey curriculum building to include 6No. classrooms, staff workroom, tutorial room and ancillary facilities. Replacement for temporary portacabins currently on site., PERM,24/05/2012

APP/13/00385 - Display of 1No. illuminated Triangular Monolith sign., PERM,12/06/2013

APP/13/00794 - Demolition of existing single storey building. Erection of new single storey building to serve as Adult Learning Centre., PERM,08/10/2013

APP/15/00639 - Display of 1No. pole mounted banner system., PERM,04/08/2015
APP/17/00049 - Consultation by Hampshire County Council for one classroom teaching block to the north east of existing schools, a four classroom teaching block to south west of the existing schools, some internal refurbishment, the adaptation and improvement of the existing external play areas, the creation of a new MUGA and the expansion of the existing car park. HCC request to Discharge Condition 6. (08.11.17)., RNO,03/03/2017

APP/23/00928 - Erection of new three storey teaching building and provision of 8No. additional parking spaces, 14No. cycle spaces, new fencing and landscaping.(20.06.24). PERM,20/06/2024

And current application as yet undetermined:

APP/25/00403 - Addition of a second story to existing changing facilities with additional balcony and external stairs to create a new sports facility (clubhouse and changing rooms)(Use Class F2). Alterations to doors and windows and installation of disability access ramp.

3. Proposal

3.1 Full planning application for widening of north car park access.

3.2 The proposal seeks to widen the existing northern access to the north car park of Havant College from Barncroft Way from a single carriageway width to a double carriageway, to allow two-way vehicular access.

- 3.3 During the course of determining this application amended plans have been submitted overcoming HCC Highways concerns. The amended proposal would result in an access width of 7m, by widening the junction to the north. The footway within the site would also be moved northwards, to preserve the existing pedestrian access arrangements to the site. The new junction with Barncroft Way would be a Copenhagen style continuous crossing providing priority for pedestrians and cyclists along the shared use path.
- 3.4 The detailed design will need refinement under a separate Section 278 Agreement under the Highways Act, but the principle of the layout forms this planning application.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 – High Quality Design

CS19 – Effective Provision of Infrastructure

DM11 – Planning for More Sustainable Travel

DM14 – Car and Cycle Parking on Development (excluding residential)

Havant Borough Local Plan (Allocations) July 2014

AL1 – Presumption in Favour of Sustainable Development

Listed Building Grade: n/a

Conservation Area: n/a

5. Statutory and Non Statutory Consultations

Hampshire Highways – initial response dated 30/01/2025:

The applicant is seeking consent to widen the existing north car park access into Havant College. The existing access arrangement is shown within drawing 304559-SWH-ZZ-XX-DR-C-6001 Rev P01 with the proposed arrangement identified within the following drawings:

- Drawing 304559-SWH-XX-XX-DR-C-8000 Rev P01 - S278 General Arrangement
- Drawing 304559-SWH-XX-XX-DR-C-8001 Rev P01 – S278 Tracking 7.5t Panel Van

The submitted Technical Note outlines that the applicant has already engaged with the Highway Authority through the s278 process. It is understood that this engagement is yet to take place, however this would be required to deliver any changes to the access arrangements on the highway. The Highway Authority have reviewed the above drawings and have the following comments to make.

Proposed Access:

The drawings outline that the existing bellmouth is to be widened from 3.7m to

7.0m to accommodate two-way vehicle movements. Whilst the bellmouth arrangement appears to accommodate the required movements, given the context of the location of the access being associated with a college and that there is existing shared use provision along Barncroft Way in this location, a continuous crossing should be explored. This will provide priority for pedestrians and cyclists over vehicle users. The construction details of a continuous crossing should comply with that set out within HCC TG10. This delivery of a continuous crossing would be subject to appropriate visibility being demonstrated and swept path analysis which is discussed further below.

The covering letter outlines that the existing footway provision into the college is to be relocated relative to the access proposals to ensure that the access arrangement does not conflict with the existing provision. Despite this relocation, pedestrian access arrangements are to remain as existing within the college site. This principle should remain the same for the continuous crossing arrangement as set out above.

Visibility:

Visibility for vehicles exiting the junction has been provided on drawing 304559-SWH-XX-XX-DR-CF-8000 Rev P01 however the full extent of the visibility splays have not been shown. Furthermore, the splays shown have been based on the posted speed limit of 30mph however these should be based on recorded speeds in accordance with HCC TG3.

Given the request for a priority crossing, appropriate pedestrian and cycle visibility should also be demonstrated in accordance with LTN 1/20 and HCC TG3.

Swept Path Analysis:

Drawing 304559-SWH-XX-XX-DR-C-8001 Rev P01 outlines swept path analysis for a 7.5t panel van. Tracking speeds have not been confirmed and should be undertaken at a minimum speed of 10mph. Irrespective of this, the drawing demonstrates that both vehicles are able to pass appropriately which appears to be suitable given the stated use of the access providing access to a car parking facility only. Updated swept path analysis should be provided for the continuous crossing arrangement to ensure that this does not impact on the required vehicle movements.

It is unclear whether refuse and fire tender access is required, or whether the use of emergency vehicles is necessary given the proximity of the car park to playing fields within the college. Should these vehicles require access then associated swept path analysis should be demonstrated for those vehicles requiring access.

Materials:

It is noted that the existing access is concrete however any materials for a new access arrangement will require accordance with adoptable design standards. It is considered that this matter can be appropriately addressed at the s278 detailed design stage.

Having regard to the above, the Highway Authority require the further information requested before a formal recommendation can be made on this planning application.

Two further detailed highway comments have been received following receipt of amended plans changing the scheme to a continuous crossing. These are dated 27/02/2025 and 24/04/2025 and available in the file. Revisions subsequently continued to be made and comments on the final set of plans are as follows:

Hampshire Highways – final response dated 20/10/2025:

Thank you for your re-consultation on the above planning application. In response to previous comments dated 24 April 2025 the applicant has submitted revised drawings which the Highway Authority have reviewed and have the following comments to make.

Drawing 304559-SWH-XX-XX-DR-C-8000 Rev P08 outlines the revised access arrangement which provides a Copenhagen style continuous crossing whereby priority for pedestrians and cyclists along the shared use path remains in this location. The Highway Authority are generally content with the design shown albeit further refinement will be required through the s278 detailed design stage. This will include removal of the ramp in the location shown as well as dutch kerbs to be incorporated. The applicant should be made aware that the levels of refinement required to the design will be depend on when the s278 process has been entered into given the detailed design for these forms of access arrangements are in their infancy and constantly evolving.

Visibility:

It is understood from direct discussions that the applicant obtained recorded speeds in periods of dry weather and therefore the wet weather factor was not necessary to be applied in this instance. Direct engagement has been sought with the Highway Authority on the visibility requirements at the site access and it is considered that the splays shown for all users are reflective of those direct discussions and therefore agreed in principle.

Combined Stage One/Stage Two Road Safety Audit:

The applicant has also undertaken a combined Stage One/Stage Two Road Safety Audit to support the development proposals. In total 3 audit items were raised. Item B.2.1 is agreed to be resolved with items B.2.2 and B.4.1 considered to be items that can be appropriately resolved through the detailed design stage following refinement to the design.

Recommendations

Having regard to the above the Highway Authority provide no objections to this planning application subject to the following conditions:

- No part of the development shall commence until such time as the details of the off-site highway works along Barncroft Way as shown in principle in drawing 304559-SWH-XX-XX-DR-C-8000 Rev P08 have been submitted to and agreed in writing with the Highway Authority
Reason – In the interest of Highway Safety and safe and suitable access
- Prior to occupation of the development hereby approved, the off-site highway works along Barncroft Way as shown in principle in drawing 304559-SWH-XX-XX-DR-C-8000 Rev P08 shall be completed to the satisfaction of the Highway Authority
Reason – In the interest of Highway Safety and safe and suitable

Access

- The approved lines of site splays on drawing 304559-SWH-XX-XX-DRC-8000 Rev P08 shall be kept free of any obstruction exceeding 0.6m in height above the adjacent carriageway and shall be subsequently maintained so thereafter

Reason – In the interest of Highway Safety

Portsmouth Water Company – no concerns regarding impacts to groundwater quality; therefore we do not recommend any planning conditions be included on the planning permission.

Environment Agency – none received

Arboriculturist, Tree Team – none received

6. **Publicity and Community Involvement**

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

As a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 33

Number of site notices: 1

Statutory advertisement: n/a

Number of representations received: 1

Comment:

Queried the timescale of the proposed works; provisions for traffic calming/diversions during the works; and is this part of a larger project at the college?

Officer Comment:

Response sent to author – 3 years to implement any planning permission; S278 with HCC directly would cover management of works; and need is justified on safety grounds to allow 2 vehicles to pass.

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 Highway safety
- (iii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Biodiversity Net Gain (BNG)

- (i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact on Highway safety

- 7.3 The aim of the proposed development is to improve highway safety by widening the existing single access road into the northern car park to allow for 2 vehicles to pass. This would prevent any vehicles from needing to wait in the bell-mouth potentially blocking Barncroft Way.
- 7.4 This improvement to the junction would benefit the free flow of traffic on Barncroft Way and also makes better provision for cyclists and pedestrians. HCC as Highway Authority have actively negotiated with the applicant to secure the amended plans which provide a Copenhagen style continuous pavement for pedestrians and cyclists. Provided a subsequent Section 278 Agreement is entered into which would provide the legal agreement to carry out the works to the highway, with final detailed design, then HCC as Highway Authority have no objection to the revised proposal.
- 7.5 Notably the precise wording of the first 2 suggested conditions by HCC are not considered entirely precise and subsequent discussions have led to a single recommended condition that would secure the final details of the highway works, together with an Informative advising of the need for the separate Section 278 Agreement. The agent has agreed to both.
- 7.6 Overall it is considered that the highway improvement works proposed would benefit highway safety and promote more sustainable methods of travel to the college through the improvement of the pedestrian and cycle routes on Barncroft Way. The proposal is therefore considered to be in accordance with policy CS16 clause 4 which promotes "ensuring safe and convenient access for all", as well as policies CS19, DM11 and DM14.

(iii) Impact upon the character and appearance of the area

- 7.7 The design and appearance of the highway improvements is deemed appropriate in context to the large and busy sixth form college that it serves. The updating of the road layout to make it fit for purpose and safer is considered to be acceptable, meeting the requirements of Policies CS16 and CS19 of the HBLP (Core Strategy). It is considered that the scheme would not result in any adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.8 Once implemented the highway improvement works will provide a safer junction than at present, improving the convenience and therefore amenity of nearby residents using Barncroft Way regularly.
- 7.9 It is accepted that there will be some disruption and inconvenience to road users during the construction works, but this would be managed via the separate Section 278 agreement with HCC. Overall, the long-term impact on residential amenity is considered to be acceptable, meeting the requirements of policies CS16 and CS19 of the HBLP (Core Strategy).

(iv) Biodiversity Net Gain (BNG)

- 7.10 With respect to Biodiversity Net Gain (BNG), this is a legal requirement for planning permission introduced for small sites such as this on 2nd April 2024. A De-Minimis exemption of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 can

be claimed. To qualify 'the development must not impact any onsite priority habitat (defined as a habitat specified in a published list); secondly, the development must impact no more than 25 square metres of onsite habitat with a biodiversity value greater than zero, and no more than five metres in length of onsite linear habitat.'

- 7.11 The applicant has claimed this De Minimis exemption based on the fact that the proposed highway works would not result in the loss of habitat over 25sqm. Given that the existing area to be re-configured for the widened access is already hard surfaced then the LPA agree with this de-minimis exemption.

8 Conclusion

- 8.1 The proposed widening of the junction and access road into the north car park from Barncroft Way would result in an improvement to highway safety. The proposal is therefore considered to be in accordance with policies CS16, CS19, DM11 and DM14 and is recommended for permission, subject to a pre-commencement condition to secure the detailed design via a Section 278 Agreement.

9. RECOMMENDATION:

That the Executive Head of Place be authorised to Approve with Conditions for application APP/24/01007

Conditions:

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:
Site Location Plan 1:1250

Existing Access Layout - 304559-SWH-XX-XX-DR-C-6001 P01

S278 - General Arrangement Continuous Crossing - 304559-SWH-XX-XX-DR-C-8000 P08

S278 Tracking 7.5t Panel Van - 304559-SWH-XX-XX-DR-C-8001 P03

S278 Drainage Details - 304559-SWH-XX-XX-DR-C-8500 P01

Construction Details - 304559-SWH-XX-XX-DR-C-8100 P02

Transport Technical Note, prepared by Scott White and Hookins, Revision 3, March 2025

Road Safety Audit Report prepared by Fenley - RSA-25-085-2, September 2025

Reason: - To ensure provision of a satisfactory development.

3. Prior to the commencement of development, the precise detail of the highway works along Barncroft Way, as shown in principle on drawing 304559-SWH-XX-XX-DR-C-8000 Rev P08, shall be submitted to and agreed in writing by the Local Planning Authority in conjunction with the Highway Authority. Thereafter the works shall be completed in full accordance with the approved plans, to the satisfaction of the Local Planning Authority and Highway Authority.

Reason - In the interest of highway safety to provide a safe and suitable access, in accordance with policies CS16, CS19, DM11 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4. The approved lines of site splays shown on drawing 304559-SWH-XX-XX-DRC-8000 Rev P08 shall be kept free of any obstruction exceeding 0.6m in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason – In the interest of Highway Safety in accordance with policies CS16, CS19, DM11 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

1. The applicant should be aware that as the proposals include the formation of a new or altered access onto the highway, which will include works within the highway, these works will be required to be undertaken in accordance with standards laid down by, and under a Section 278 agreement with the Highway Authority. Full details of how to apply and the required documents to be submitted can be found via the following link: <https://www.hants.gov.uk/transport/developers/section-278>.
2. In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
Offering a pre-application advice service, and
Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

You were updated about issues after the initial consultation responses, amended details requested and forthcoming, making your proposal acceptable.