

Application for Planning Permission:
Design and Access Statement

Proposed Temporary Access to Contractors Compound:

Havant Academy

July 2011

Property Services

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Planning Application: Design and Access Statement
Havant Academy

1.0 Appraising the Context

1.1 Project Scope and Background

This is an application for full planning permission. The project objective is to gain safe temporary access to a contractors compound, reducing the risk of interaction between the Contractor and the students at Havant Academy. The Access will be removed at the end of the building works, the boundary fenced and planting reinstated. The works are due to be completed by November 2012.

This application relates directly to existing Planning Permission ref No. Application No: APP/11/00031) (Site Ref: HVE032) for the Partial Demolition of Surplus Buildings; Construction of a new Lift Enclosure to enhance access; Enclosure of Courtyard between Existing two and three storey Buildings; Partial Reclad of Existing Buildings to enhance environmental conditions, all to include associated landscaping at Havant Academy, Wakefords Way, Havant, Hampshire PO9 5JD.

The existing Permission includes access to the Contractors Compound via Wakefords Way and the main pedestrian access to the Academy. While vehicle movements are prohibited during busy school periods, this new application will eliminate the risk of interaction with students and greatly reduce the risk of accidents within the adjacent residential district.

1.2 Existing Building and Site

Location

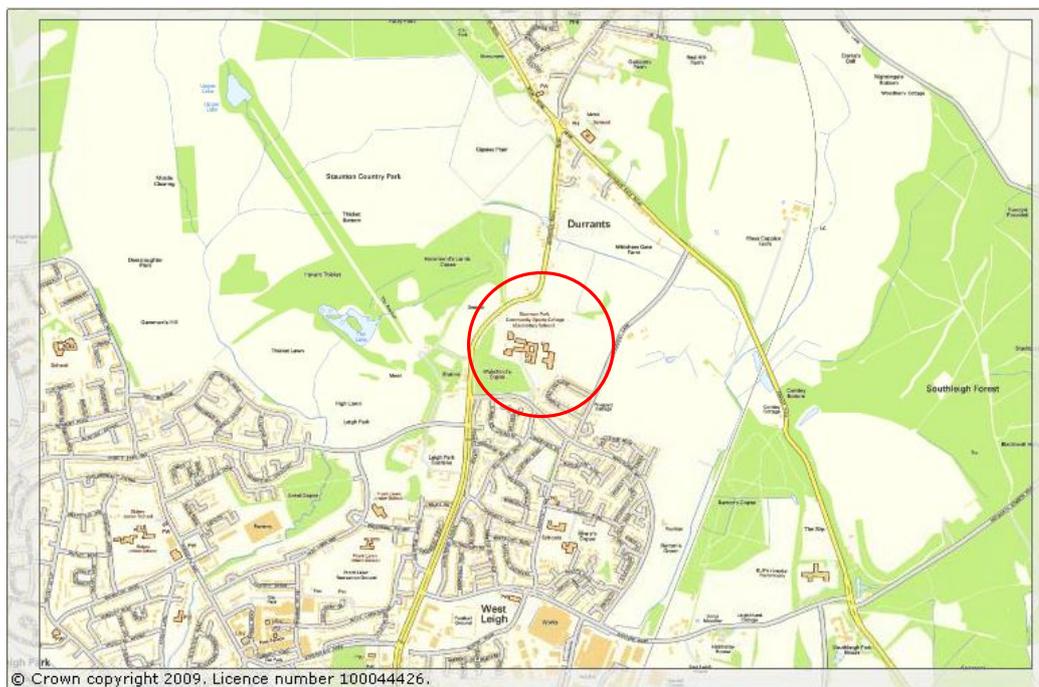


Fig. 1 Location Plan

Havant Academy is located in the north-east of the borough of Havant. Access to the site is from Wakefords Way and it is bounded on the south by Wakefords Copse, a Site of Interest for Nature Conservation (SINC) and two storey medium density housing. To the west is the Petersfield Road (B2149) and there are open fields and countryside to the north and east. The extensive playing fields lie to the north and east of the academy buildings.

The Academy occupies land that straddles the boundary of two local authorities – Havant Borough Council and East Hampshire District Council. That part which lies within Havant Borough Council - and on which the school accommodation is built - is within a “strategic gap”, the Rowland’s Castle Gap, as set down in Havant Borough Council’s Adopted Local Plan. Local Planning Policy notes that “Development will not be permitted which would diminish the...strategic gaps physically or visually.” The remainder of the academy’s land, predominately the playing fields, lies inside East Hampshire District Council and is protected in the same way as in the adjoining authority, as a strategic gap between settlements.

Flooding

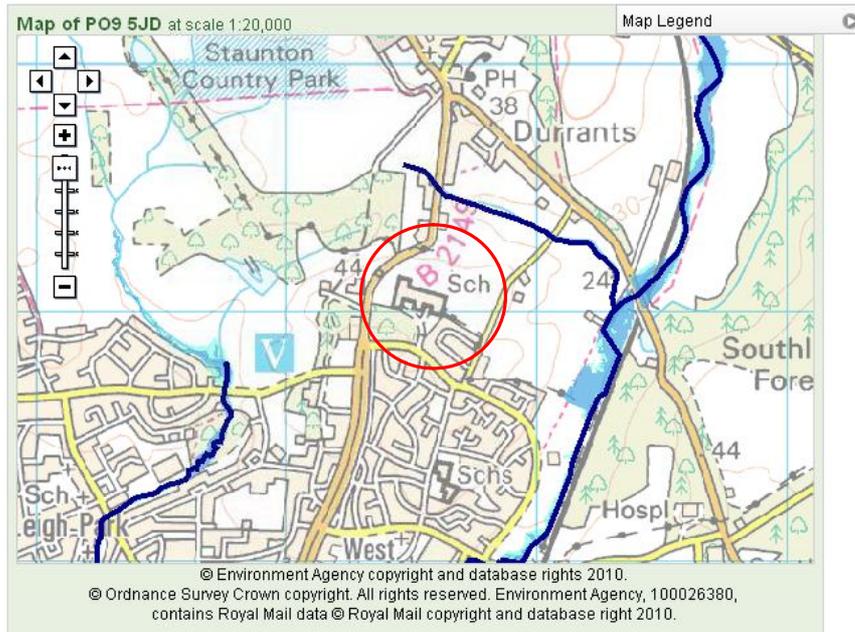
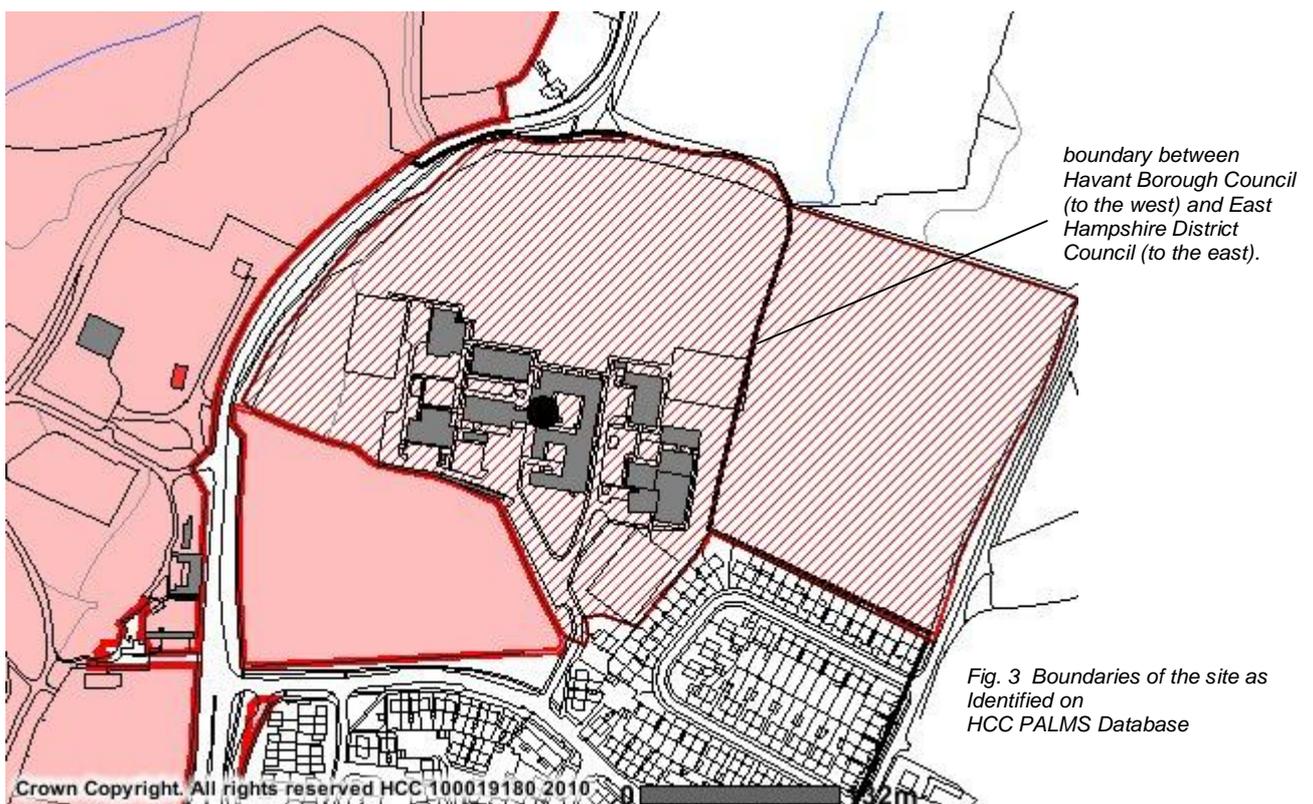


Fig. 2 Areas of potential flooding as shown on the Environment Agency website

The Environment Agency (EA) website map demonstrates that the site lies outside the floodplain.

Boundaries



The area of the Academy site is shown hatched.

The adjoining pink areas are owned by Hampshire County Council. The black line indicates the boundary between Havant Borough Council and East Hampshire District Council.

Relevant Planning Policy and other Guidance

Havant Borough Local Plan 2008

East Hampshire District Council Local Plan; Second Review (Adopted March 2006)

2.0 Brief

2.1 Site Selection

The contractor has proposed to create their temporary site compound to the west of the school buildings, on an existing, fully fenced, tarmac play area. An alternative access to the contractor's site compound has been sought to separate the site traffic from the Academy's pupils, staff and visitors. The most direct site access is directly off Petersfield Road. The location of the proposed temporary access has been chosen to coincide with an existing break in the mature boundary landscape.

3.0 Highways

Pedestrian behaviour

Currently the pupils use the pupil entrance gate to the south of the site. The proposals retain this access. The existing permission includes fencing of the entire site boundary, to encourage all students and site visitors to enter via these entrance gates. For the duration of the building works both vehicular and pedestrian access to the building site will be from the west.

Speed Limits and Site lines

At the proposed temporary point of access Petersfield Road, B2149, is limited to 30mph, heading north toward Rowlands Castle and 40mph, heading south toward Havant. It is proposed to remove a small clump of brambles, in the grass verge between the highway and cycle path, to enable a 105m clear view to the south, where traffic is approaching at a maximum of 40mph and 78m clear view to the north, where traffic is approaching at a maximum of 30mph. The vision splays are illustrated in diagram No. P9076/107A.

4.0 Landscape Design

The construction of the proposed junction is detailed in drawing No. 1040/Sets/A0/001. A 1.8m high boundary fence will be constructed during the building contract, except the gate. When building work is complete the temporary gate will be removed and the boundary fencing completed. On the Petersfield Road side of the fence new planting will be used to reinstate the hedge and dense undergrowth. It is proposed to reinstate the structure of the hedge with a mix of hawthorn, field maple and blackthorn. The grass verges and cycle path will also be reinstated.

The temporary haul road, inside the site, will be constructed by stripping back the turf and topsoil, which will be mounded and fenced, for reinstatement; installing a layer of Geotextile, stone base and a tarmac wearing course. It will be routed outside the canopies of the existing trees through the tightly mown grass areas. It is proposed to reinstate the grass at the end of the building works, when the haul road will be removed.

5.0 Environmental Protection

5.1 Academy operational hours

The academy site is open: 06.00hrs to 21.00hrs
The academy day is:
Monday to Thursday 08.30hrs to 16.15hrs
Friday 08.30hrs to 15.00hrs

The proposed contractors access will be completely separate to the Academy's.

The proposed contractors hours of working will be in line with the existing planning permission, which are:

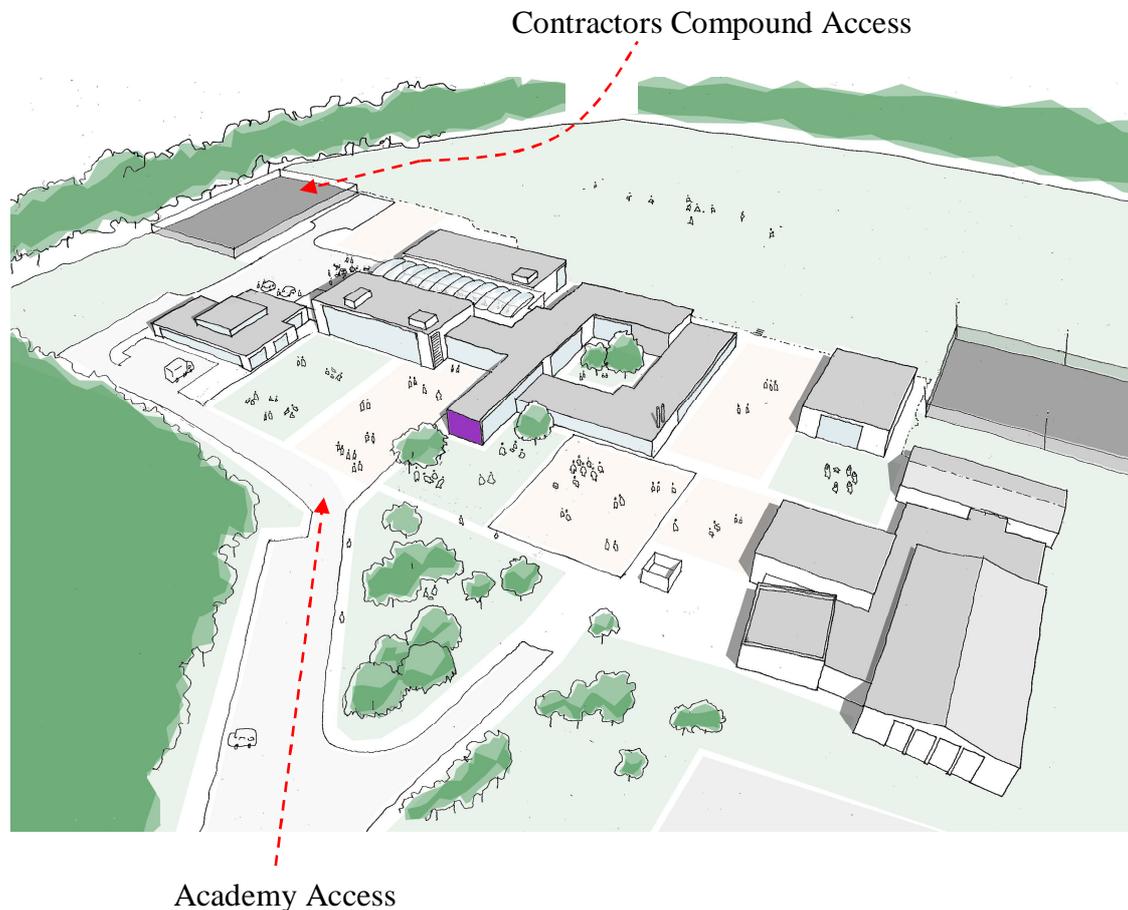
Monday to Friday 07.00hrs to 18.00hrs.
Saturday 07.00hrs to 14.00hrs.
Sunday/Public holidays No works permitted.

In the interests of public safety, to avoid traffic conflict at the times of the day when pupils are arriving at and departing from school, the existing planning permission forbids access to the site during busy Academy times.

Monday to Thursday 8.00-8.45 and 16.00-16.30.
Friday 8.00- 8.45 & 12.45-13.30.

This restriction will not be affected by the application, but will be limited to access via the Main Academy entrance.

The proposed temporary entrance will not have this restriction because there will not be an increased risk of conflict as the entrance is remote from the Academy Entrance.



Ecology/Biodiversity

The proposed temporary access will remove an approximately seven metre wide strip of hedge and undergrowth. A site assessment of any ecological implications has been made and is included in the application documentation.

The conclusion is:

“...the location inspected for the proposed access road is of very limited ecological value, and subject to the notes above, this value would not be significantly affected by the placement of a temporary haul route/access road..”, but great importance was placed on the making good of the strip of land after the main building works to the Academy are complete.

In addition to this survey Judy Halpin, Team Leader - Development & Biodiversity, HCC has added:

“From looking at the HBIC species layer on GIS, it appears as though the nearest dormice records (from 2007) are at a distance of around 3.3 km from the school site (to the south west at Crookhorn). The intervening land-use is primarily urban, although there are some tree-lines/hedgerows running through the streets of Havant.”