

Planning Statement

1. Introduction

- Overview of the Project – The works are to involve the demolition of Bulbeck Road Car Park, Havant, PO9 1HN. The works will involve the removal of the building and clearance of materials from site, taking up of the ground floor slab, crushing this material on-site. There will not be any new services to the site,
- Supporting Information – Other supporting information has been obtained from the Environment Agency, Havant Borough Council's Environmental Contamination Officer, and Portsmouth Water with regards to the impact on the works. The recommendations within this feedback will be incorporated into the Contract to the Contractor.

2. Description of the Proposal

- Detailed Description – Following the demolition works, the site is then to be redeveloped for residential properties. At this stage, the proposals for the redevelopment have not been established.

3. Site Analysis

- Site Characteristics – The site is located within Bulbeck Road, and east of the Park Road South. The site is to the south of the main Havant Town Centre and is approximately ¼ mile from the A27 Havant By-pass junction. The current structure consists of a four storey car park consisting of 390 car parking places which is formed of concrete construction with brick facing elevations.
- Adjacent Buildings – To the west of the property are retail premises with residential flats above. To the north of the site is the rear of retail units located off West Street, whilst to the south is Dolphin Court, consisting of care home facilities. To the east of the site are residential properties.
- Surrounding Environment – The property itself is a standalone building and is not attached to any other structure. Having been constructed in the 1990s, it is not considered to be of historical importance.

4. Compliance with Local Planning Policies

- Relevant Local Planning Policies – Following discussions with Havant Borough Council, the works fall within the scope of "Permitted Development", set out under Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval procedures set out within Part 11 of the above legislation.
- Further Design – These works only relate to the demolition and removal of this building. Further applications will be submitted for the redevelopment of the site.

5. Sustainability and Energy Efficiency

- Sustainability – At this point, there is limited sustainability with regards to the demolition works. It has been noted that material will be removed from site, crushed and used on other projects. In terms of the ground floor slab, this will be taken up, crushed and left on-site for use as a piling mat for future developers.

6. Access and Infrastructure

- Access Points – The current access point into the multi storey car park is located to the south of Bulbeck Road, with entry into the car park. This road will be taken out of use for the duration of the works. The remaining element of Bulbeck Road will be open for the duration of the works.
- Impact on Traffic – During the course of the works, Bulbeck Road will remain open and surrounding buildings will be available for access. The site will be secured to ensure the safety of cars, cyclists and the general public during the course of the works.
- Existing Infrastructure – There is little or no impact on existing utilities and searches have been undertaken to locate the existing utilities around the site. Services to the site, such as drainage and electric will be disconnected and removed, but this will have no impact on adjoining properties.

7. Conclusion

- The works will clear an under-utilised site and leave it ready for redevelopment, to allow space for future residential properties to be constructed.

Cornerstone Building Surveyors

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