



HNW
Architects

Waterloo Park, Waterloo

Design and Access Statement



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Client Name Hargreaves Properties Ltd

Document Title Design & Access Statement

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Contents

01	Introduction	4
	Project Description	5
	Site Planning History	6
02	Assessment	7
	Site Location & Surrounding Contexts	8
	Land Use	9
	Road Hierarchy	10
	Site Analysis & Site Description	11
	Scale	12
	Flood Risk	13
	Site Photos	14 - 16
03	Evaluation	17
	Opportunity & Constraints	18
04	Proposed Development	19
	Parameter Plans	20 - 22
	Sustainable Aspirations & BNG	23
05	Conclusion	24
	Conclusion	25

01

INTRODUCTION

Project Description

This document has been prepared by HNW Architects on behalf of Hargreaves in support of an outline planning application for the site known as Waterloo Park, Waterlooville, Hampshire.

The purpose of the outline application is to seek approval from Havant Borough Council (HBC) for the access and use of the site, with all other matters reserved.

This document considers the previously consented outline planning consent (APP-18/01072) and has updated the design parameters to ensure the proposals aligns with current planning policy and site conditions.

This Design and Access Statement has been prepared following guidance within CABE's document; Design and Access Statements, how to write, red and use them. It has been prepared to support the outline planning application, illustrate the process that has informed developments, and to explain and justify the scheme. This document is to be read in conjunction with the associated drawings, reports and documents prepared as part of this application.

Consulting professionals

Client	Hargreaves
Architect	HNW Architects Ltd
Planning Consultant	Harris Lamb
Transport Consultant	David Tucker Associates
Retail Planning Consultant	MWA Planning
Civils, FRA and Drainage Engineer	BP Civils
Air Quality Consultant	Stantec
Ecologist	Harris Lamb

Description of the Application

Outline Planning Application with All Matters Reserved Apart from Access for Development within Class E (Light Industrial, Retail, Café and Restaurants, Leisure / Gym), B2, B8 and B8 Trade Counters



Illustrative Site Location Plan
Ref: 24018-HNW-ZZ-ZZ-DR-A-1000 - Site Location Plan

Site Planning History

The application site was historically part of a wider site known as the former BAE Systems Technology Park.

The site previously benefited from an outline application approval in 2013, which has been partly implemented on the north east section of the site, through further applications, that includes a McDonald's Drive Thru Restaurant and Lidl food store (APP/15/00773).

The remainder of the site has been cleared of structures and is now known as Waterloo Park, the majority of this site remains vacant apart from an area in the north west which is used as car parking.

The remaining area of the site, the extent of which is outlined in red on the adjacent aerial view, was part of a outline application, (APP/18/01072) submitted in 2018 by Hargreaves and granted permission in 2021.

The site was granted Outline Planning approval for the erection of Class B1(c) / B2 / B8 developments and Class B8 Trade Counter use, Class A1 Retail, Class D2 Leisure and Classes A3 and A5 Drink / Food establishments land. This outline application was for the access and use of the site with all other matters reserved.

A full planning application was submitted in 2021 for the erection of a discount food store, drive through coffee shop and drive through restaurant on the area of site in the north west (highlighted in blue) (APP/21/00399). The Council have now granted and issued planning permission.



Opportunities & Constraints Diagram

02

ASSESSMENT

Site Location

The site is located in Waterloo Park, approximately 1.1 km (0.7 miles) northwest of Waterlooville town centre, 2.6km (1.6 miles) east of the junction 3 of the A3 motorway and positioned on the western boundary of the Havant Borough district. The site is surrounded by Elettra Avenue to the north and west, Hambledon Road (B2150) to the east, and Silverthorne Way to the south, with primarily accessed via a roundabout on Elettra Avenue.

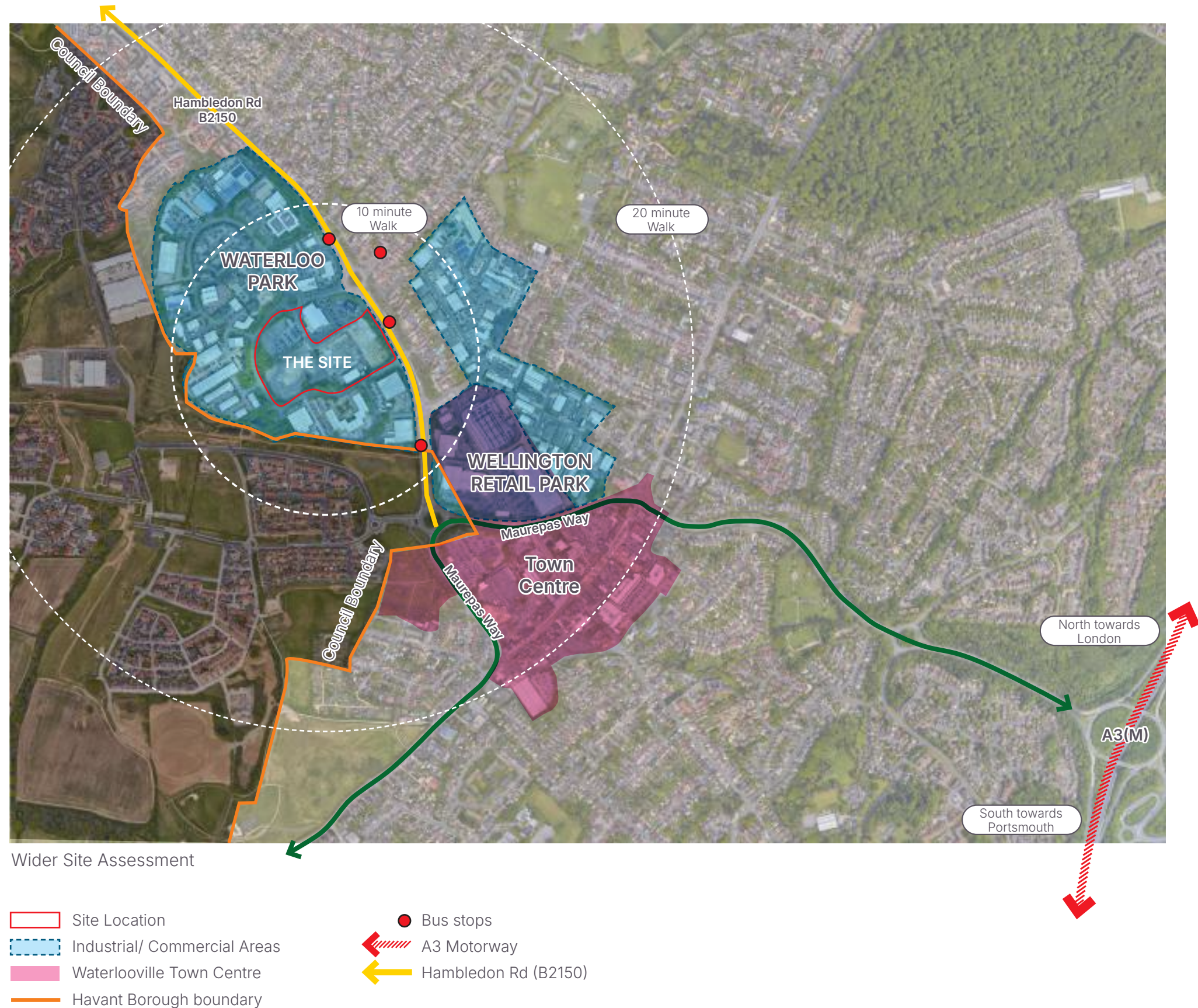
Surrounding Site Context

The site has convenient access to bus routes, within a 10-minute walking distance, providing connectivity between Waterlooville and Havant, approximately 6.4 km (4 miles) southeast. Havant serves as the closest railway link, providing transport links across the south of England and connecting services throughout the UK.

Additionally, the site benefits from good transport connectivity due to its close proximity to the A3 motorway, linking Waterlooville with Portsmouth to the south and central London to the north.

Hambledon Road (B2150) serves as a primary route for Waterloo Park, running from south to northwest away from the town centre. Positioned on the western side of Hambledon Road, the site is surrounded by various commercial and industrial developments, including car showrooms, business park offices, industrial units, and a leisure centre within the Brambles Farm Industrial Estate. Situated adjacent to the site, southeast of Hambledon Road, there is further commercial activity within the Wellington Retail Park, featuring a Sainsbury's supermarket and petrol filling station.

Surrounding this commercial/ industrial area and town centre within Waterlooville are residential areas that are well established and provide on-going opportunities for residential development as well as schools and open space.



02 Assessment

Land Uses

The application site is located within the Havant Borough local plan that has identified the site (in yellow) as Waterlooville mixed-use allocations under Policy WA2 (ref BD54). This allocation is for Economic Development and Leisure use.

The site was granted Outline Planning approval in 2021 for the erection of Class B1(c) / B2 / B8 developments and Class B8 Trade Counter use, Class A1 Retail, Class D2 Leisure and Classes A3 and A5 Drink / Food establishments land.

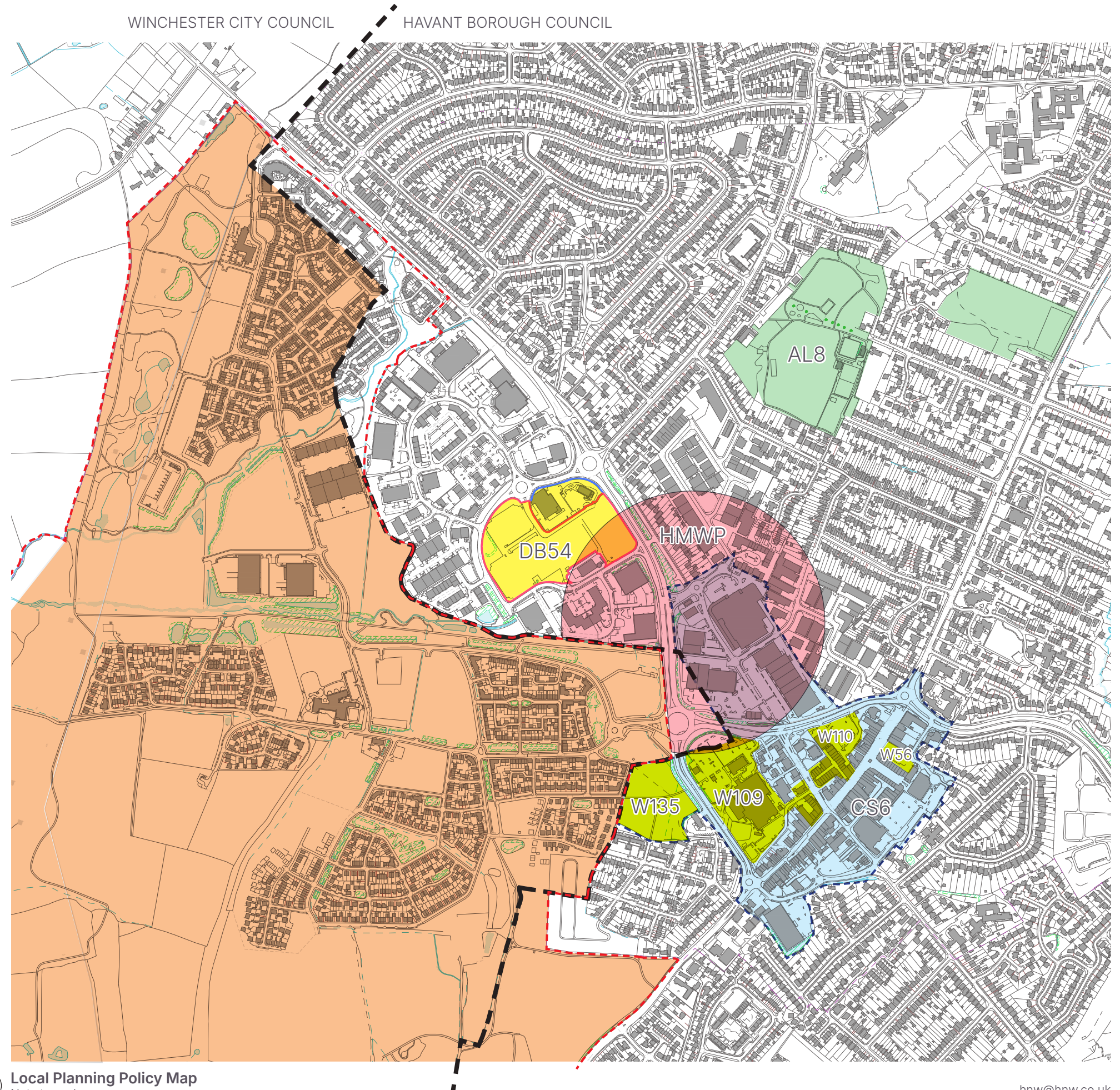
For further information regarding the relevant planning policy, please refer to the Planning Statement, prepared by Harris Lamb that is submitted as part of this planning application.

Policy Key

--- District Boundary

Havant Borough Local Planning Policy

- Policy CS6 - Regeneration of the Borough (Waterlooville Town Centre)
- Policy WA2 Waterlooville Mixed Use Allocations HB3, HY2, LP3, WA1
- Hampshire Minerals & Waste Plan (HMWP)
- Policy AL8 - Local Green Spaces
- Area of strategic allocations within Winchester City Council.



Road Hierarchy & Access

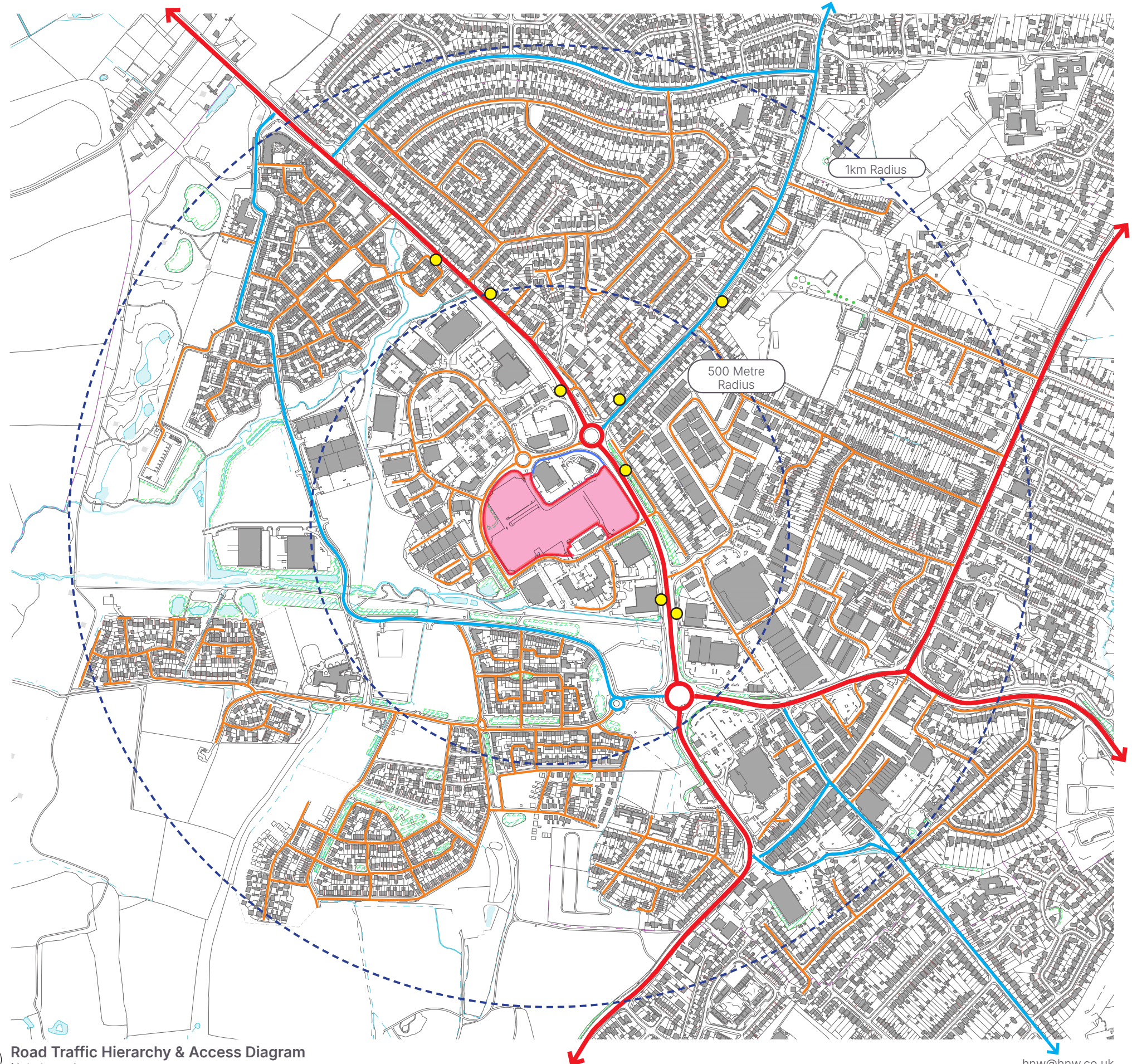
The proposed site in the existing Waterloo Park industrial estate is situated northwest of Waterlooville town centre. It is separated from the main town by Hambledon Road (highlighted in red), a dual carriageway that runs directly adjacent to the site. This road connects to the A3, offering convenient northbound access to London and southbound access to Portsmouth. Consequently, the new development will benefit significantly from this strategic and well-connected location.

Access roads surround the site: Elettra Avenue to the north and west and Silverthorne Way to the south. These roads (shown in orange) currently serve the surrounding industrial and commercial park and have historically provided access to the application site through an existing roundabout to the north and junctions to the south.

For further details regarding access, please refer to the opportunities and constraints drawings on page 11 and the Parameter plans submitted as part of this application.

Key:

- Site Location
- Main Roads - (B2150 and A3)
- Secondary Routes
- Tertiary Routes and Connections
- Bus routes with in walking distance of the site.



Site Description

The application site has an area of 4.04 hectares and consists predominantly of vacant, cleared brownfield land, apart from the north-west corner, which is currently used for vehicle parking/ storage.

The majority of the application site shares its boundary with highways land apart from the Beam building to the south, and the northeast corner site that is occupied by a Lidl supermarket and McDonald’s drive-through and restaurant, both of which are in Hargreaves ownership but outside of this application.

The primary access into the application site is via the roundabout on Elettra Avenue and serves not only the application site but the Lidl supermarket and McDonald’s drive-through and restaurant. There are two other secondary access points which are currently **not in use**. These are located south of the site on Silverstone Way, either side of the Beam building.

Pedestrian and cycle access routes are defined adjacent to the site within grass verges between the road and commercial/ industrial buildings with appropriate street lighting. The site, however, is only accessible for pedestrians from the pavement on the roundabout next to Lidl and from Hambledon road via the footpath south of McDonald’s.

That said, all current public access points onto the application site are closed off from immediate access with heras fencing which will be removed as part of this application. Please refer to the site photos for reference.

Due to the landscaped boundaries surrounding the site, views into and out of the site are constrained to the north and eastern side of the site.

A culvert and an underground sewer runs across the site from the south-corner to the north-east corner with a 3 metre no build easement required either side.

Key:

Application Site

Land ownership boundary

Existing Primary Access

Existing Secondary Access

Bus Stops

Underground Public Storm Sewer

Existing Culvert Location

Vehicle Access around the site

Pedestrian Routes around the site

Heras Fencing

Existing Car Parking area

Open Views onto the site

Flood Zone 2

Lidl Supermarket

McDonald’s Restaurant & Drive Thru

Beam Building

Existing Trees and Hedging screening the site



Existing Site Analysis Diagram
Note to scale

Scale

The residential area to the east of the site is a typical scale, with a range of single-storey bungalows, chalet bungalows, and two-storey detached houses. In contrast to the residential scale, the industrial units immediately surrounding the site to the north, west, and south are typically two stories in height, with a medium to large footprint.

Building Heights Key:

Residential

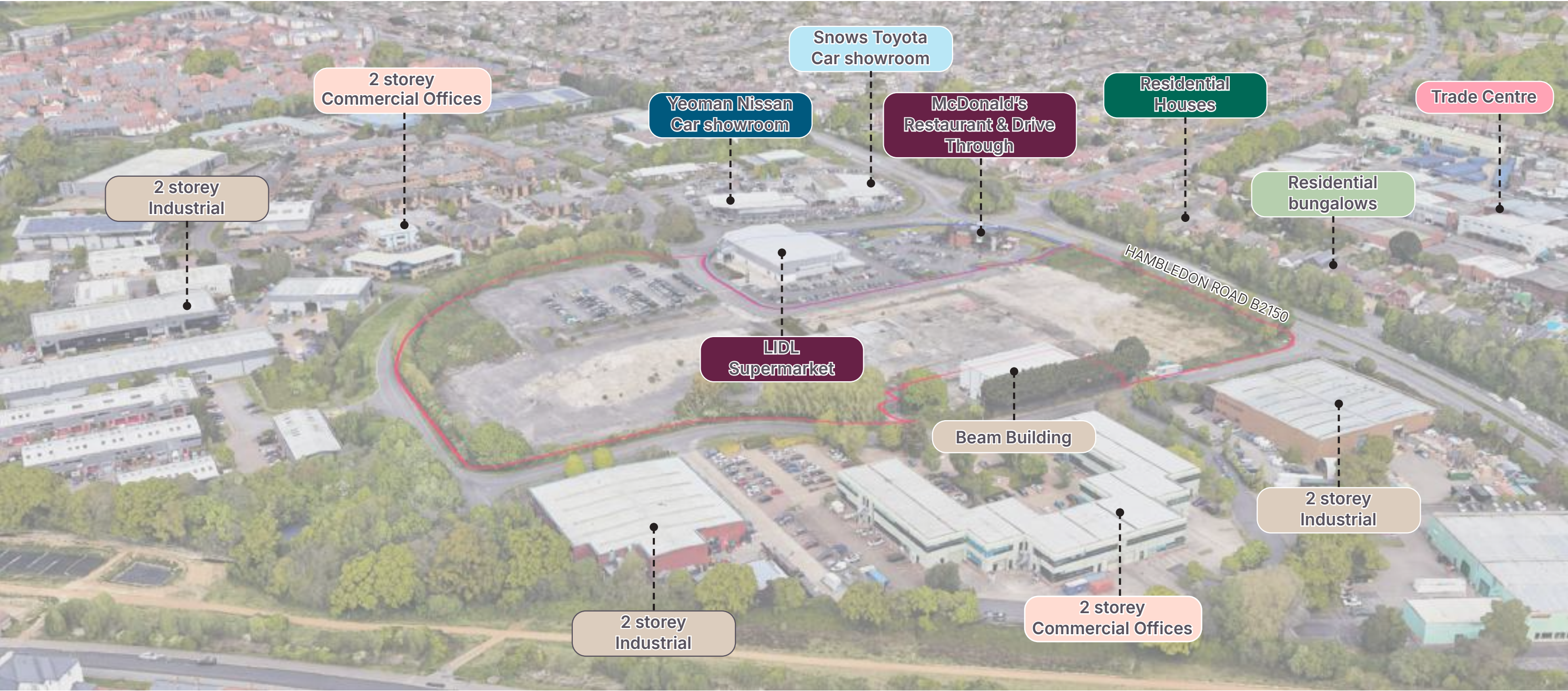
- Single Story Residential Bungalows
- 2 Storey Residential

Car showroom

- Single Story Car Showroom
- 2 Storey Car showroom

Industrial & Retail

- 2 Storey Industrial
- 2 Storey Commercial Offices
- 2 Storey Trade Centre
- 2 Storey Food Retail



Aerial View - Illustrating the building heights

Flood Risk

The site is located, largely, within Flood Zone 1. The exception being the south-western extents of the site which are identified as Flood Zone 2.

The risk of surface water flooding ranges from 'Very Low' to 'High'. Largely, the site is identified as being at 'Very Low' risk of surface water flooding. Again, the south-western extent of the site is identified as being at increased risk of flooding ('Low' risk to 'High' risk). In 'High' risk scenarios, anticipated depths are identified as being 'Below 30cm', where as in 'Medium' and 'Low' risk scenarios, depths are identified as being in the range of '30cm to 90cm'.

The site currently drains to Southern Water's public surface water sewer network, which discharges to a Southern Water attenuation pond to the south-west of the site, via an on-site piped system where surface water is collected by a combination of channel drains and gullies. Flows are understood to discharge off-site without attenuation or restriction of flows.

It is proposed that the site will continue to drain to Southern Water's public surface water sewers post-development, albeit with betterment.

The Environment Agency has provided modelled flood level data for the areas of the site identified as falling within Flood Zone 2. The peak flood level is 34.47m AOD.

It is proposed that floor levels shall be elevated above this level within the vicinity of the areas identified as being at risk of flooding in this location by 300mm, to a level of 34.77m AOD.

An historic flood alleviation scheme has previously been implemented on site, at the south/south-western extent of the site. Development proposals shall be sympathetic towards this historic scheme, or alternative mitigation shall be considered.

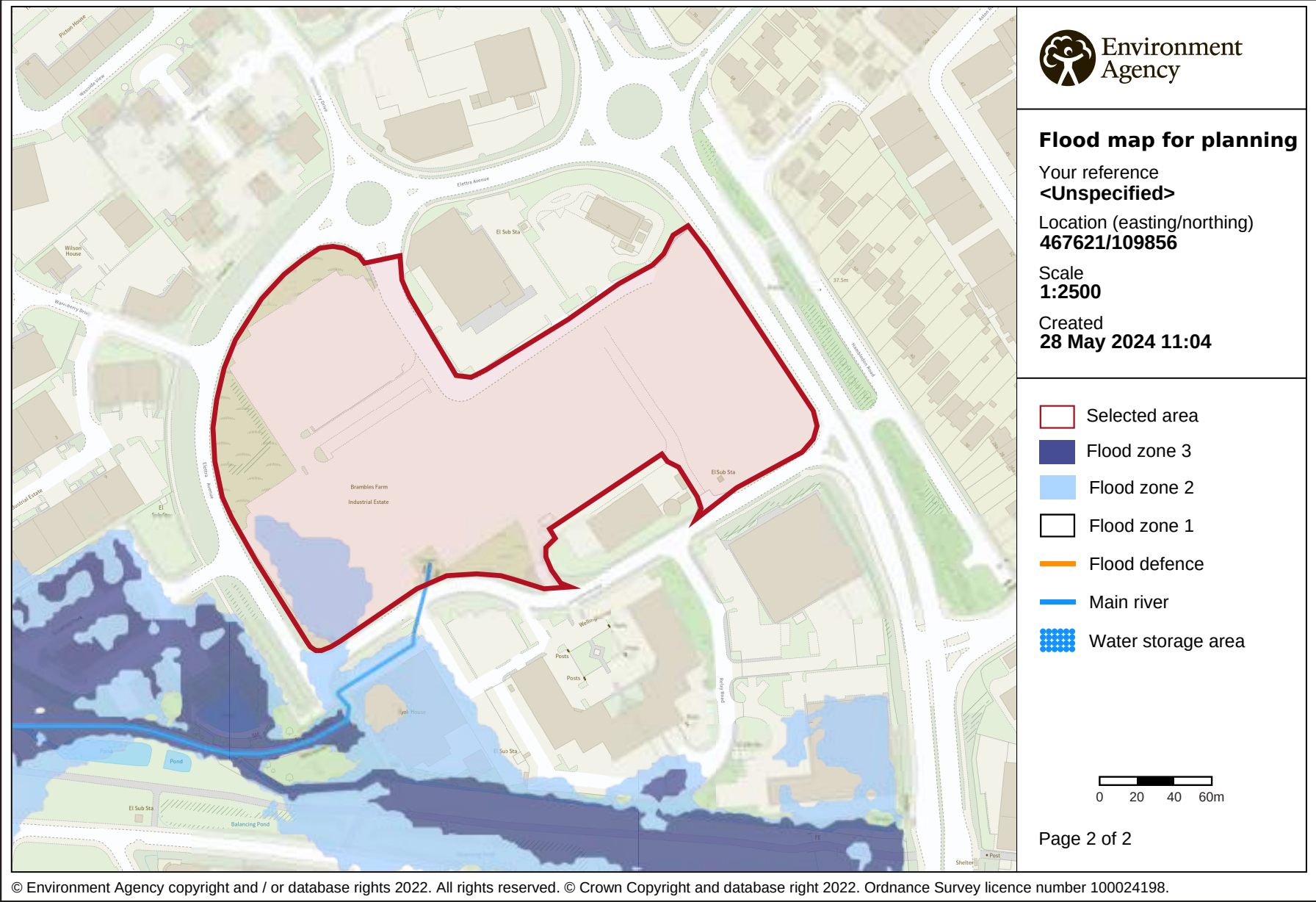
The site is not identified as being at risk of flooding in view of climate change considerations, as confirmed within the Partnership for South Hampshire Strategic Flood Risk Assessment.

The final surface water drainage proposals shall be designed to accommodate a 1 in 100-year storm event, inclusive of an allowance for the potential impacts of climate change, specifically an increase in peak rainfall intensity (45%).

The site will utilise the nearby Southern Water public foul water sewers to provide a means of foul drainage.

For the above reasons, a Flood Risk Assessment is submitted as part of the outline planning application for this site and is attached to the application.

Environment Agency - Flood Map for planning



Surface Water Floor Map



- Key:
- High Risk:** More than 3.3% chance each year
 - Medium Risk:** Between 1% and 3.3% chance each year
 - Low Risk:** Between 0.1% and 1% chance each year

Existing Site Photos



View 1



View 2

Location of Photos



View 3



View 4



View 5

Existing Site Photos



View 6



View 7

Location of Photos



View 8



View 9



View 10

Existing Site Photos



View 11



View 12

Location of Photos



View 13



View 14



View 15

03

EVALUATION

Opportunities and Constraints

In analysing the site constraints, a series of parameters can be identified to address and establish opportunities for the development of the proposed site.

-  Application Site
-  Additional land in Hargreaves ownership

Site Constraints

-  Flood risk zone 2 area to the south west corner of the site
-  Underground public water storm Sewer with a 3 meter no build easement required either side.
-  Culvert situated inside the site boundary with assumed maintenance access requirements.
-  Primary site access road to be shared with existing Lidl and McDonald's drive through and Restaurant.

Site Opportunities

- Establish highways network / good accessibility
- Established Bus routes for employment opportunities.
- Site within established industrial / commercial area and the site has been identified for mixed use allocations in accordance with policy WA2.
- ☰ No overshadowing due to island site surrounded by industrial / commercial use.
- Site heras fencing to be permanently replaced with a high quality boundary treatment.
- ➡ Views into the site to be retained and enhanced.



04

PROPOSED DEVELOPMENT

Parameter Plans - USE

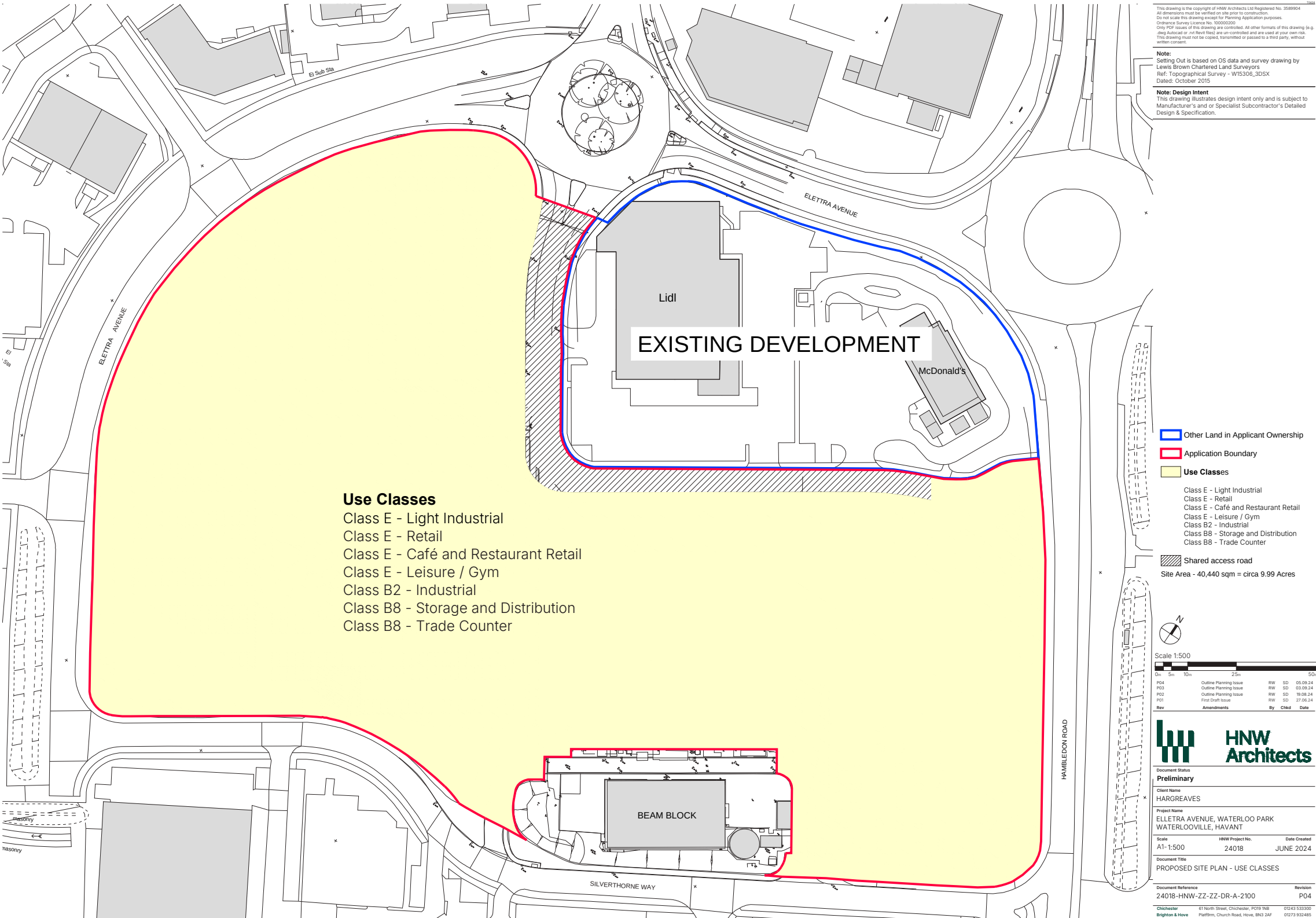
The application site is proposed to infill the surrounding industrial and commercial uses and as such the proposed units will facilitate the following use classes:

- Class E - Light Industrial
- Class E - Retail
- Class E - Café and Restaurant Retail
- Class E - Leisure / Gym
- Class B2 - Industrial
- Class B8 - Storage and Distribution
- Class B8 - Trade Counter

The uses will be allocated with in the site area highlighted in yellow that total 38,590 sqm. (This excludes the 1,850 sqm of shared access road)

The mix of uses is an important aspect in ensuring a sustainable development. The uses proposed will complement each other and provide a forward thinking economy that aims to positive impact on the wider waterlooville community.

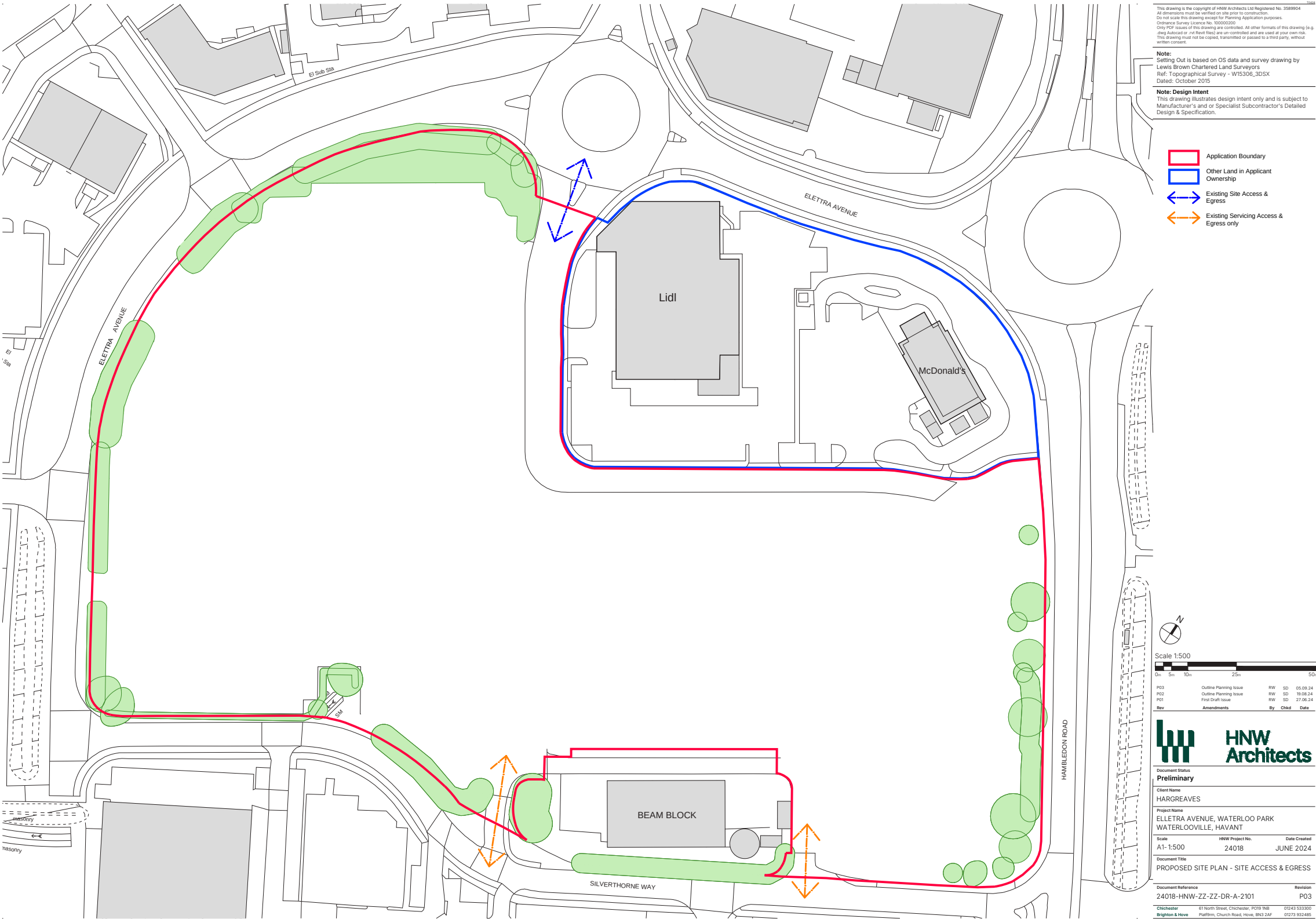
The development proposals are for outline purposes at this stage and further detail of individual buildings will be covered as part of a Reserved Matters Application. That said, an indicative site layout has been included as part of this application (shown on page 25) to demonstrate that any future proposals would consider the site wide constraints and context.



Proposed Site Plan - Use Classes
Scale - NTS
(please refer to supporting plan submitted with this application -
24018-HNW-ZZ-ZZ-DR-A-2100 Proposed Site Plan - Use)

Parameter Plans - ACCESS & EGRESS

The existing vehicle access points and foot/cycle paths into the site (shown in blue) will be retained and reused as part of the outline proposal and be the primary access onto the site. The two access points to the south of the site from Silverthorne way (shown in orange) are existing access to be retained for the use of service vehicle only.

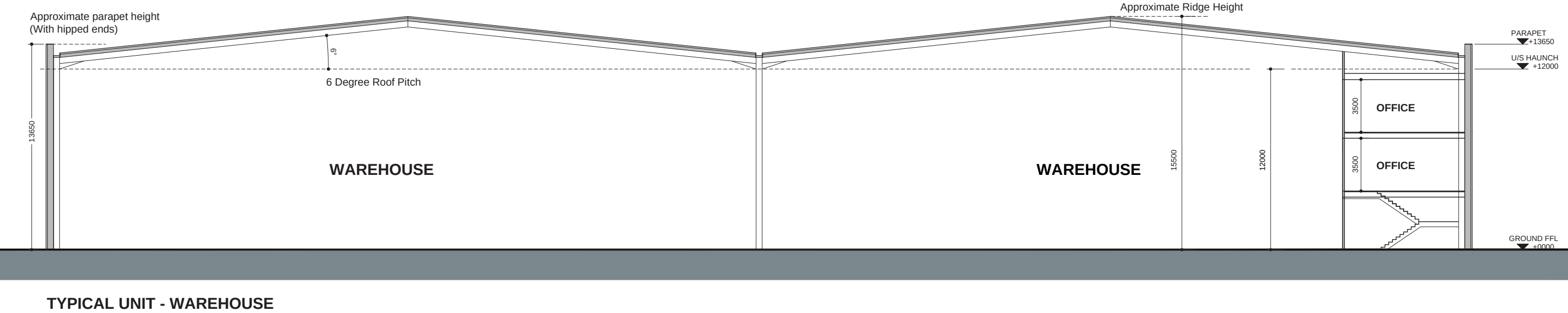


Proposed Site Plan - Access & Egress
Scale - NTS
(please refer to supporting plan submitted with this application -
24018-HNW-ZZ-ZZ-DR-A-2100 Proposed Site Plan - Use)

Parameter Plans

Scale

The proposed heights seek to accommodate multi-level offices above warehouse accommodation. The indicative heights will be 12 metres to the haunch and 15.5 metres to the ridge which will be subject to further development. Scale is not part of this Outline Application and would be further developed at Reserved Matters stage.



04 Proposed development

Site Sustainability Aspirations

In line with the Havant Borough Local Plan Core Strategy aspirations for sustainable construction and high quality design, the proposed site will be developed in line with the guidance set out in the Havant Borough Design Guide SPD in accordance with Policy CS14.

The sustainable aspirations for the proposed scheme are:

- Achieve BREEAM 'very good' in line with policy CS14
- Reduced carbon emissions in line with policy CS14
- Renewable and Low Energy Carbon Schemes
- Look to minimise potential overheating by reviewing the layout, orientation and design of buildings.
- Where possible maximise natural ventilation measures and cooling.
- Adopt a fabric first approach
- Airtightness & Heat Recovery
- Installation of water saving technologies
- Utilise low energy fittings and appliances
- Where possible specify low embodied carbon materials
- Installation of renewable energy sources such as Photo-Voltaic panels
- Installation of EV Charging spaces.
- Explore renewable technology such as Ground-Source or Air-Source Heat Pumps
- Seek to deliver a biodiversity net gain of 10% on site.
- Where possible, incorporate Sustainable Drainage strategies
- Development of a sustainable transport/access statement
- Achieve an EPC rating of A/A+

Biodiversity Net Gain

The Environmental Act 2021 makes Biodiversity Net Gain (BNG) Mandatory for all large developments and is required through the national planning policy. Therefore, an outline strategy that accompanies this application sets out how the proposal can achieve a 10% net gain to ensure the site demonstrates the measurable improvements necessary to meet the mandatory requirements. See supporting documents for further information.



05

Conclusion

05 Conclusion

This Design and Access Statement has demonstrated that this Outline application has been considered from a Land use and Access point of view. This Outline Application seeks approval for use and access, with all other matters reserved.

Use

The proposed land uses outlined in this application have been carefully considered to for the location of Waterlooville and would be a suitable addition to the surrounding context and character of the area.

The connectivity of the existing roads and transport network complements the proposed land uses that will provide employment and additional business/services to the area.

Access

The site's existing access arrangement for vehicles and pedestrians on foot or cycling will be retained and developed further at the reserved matters stage, with any development designed to be inclusive, flexible and adaptable for future changing requirements.

The existing roads, junctions and public transport network will facilitate this type of development.

Layout

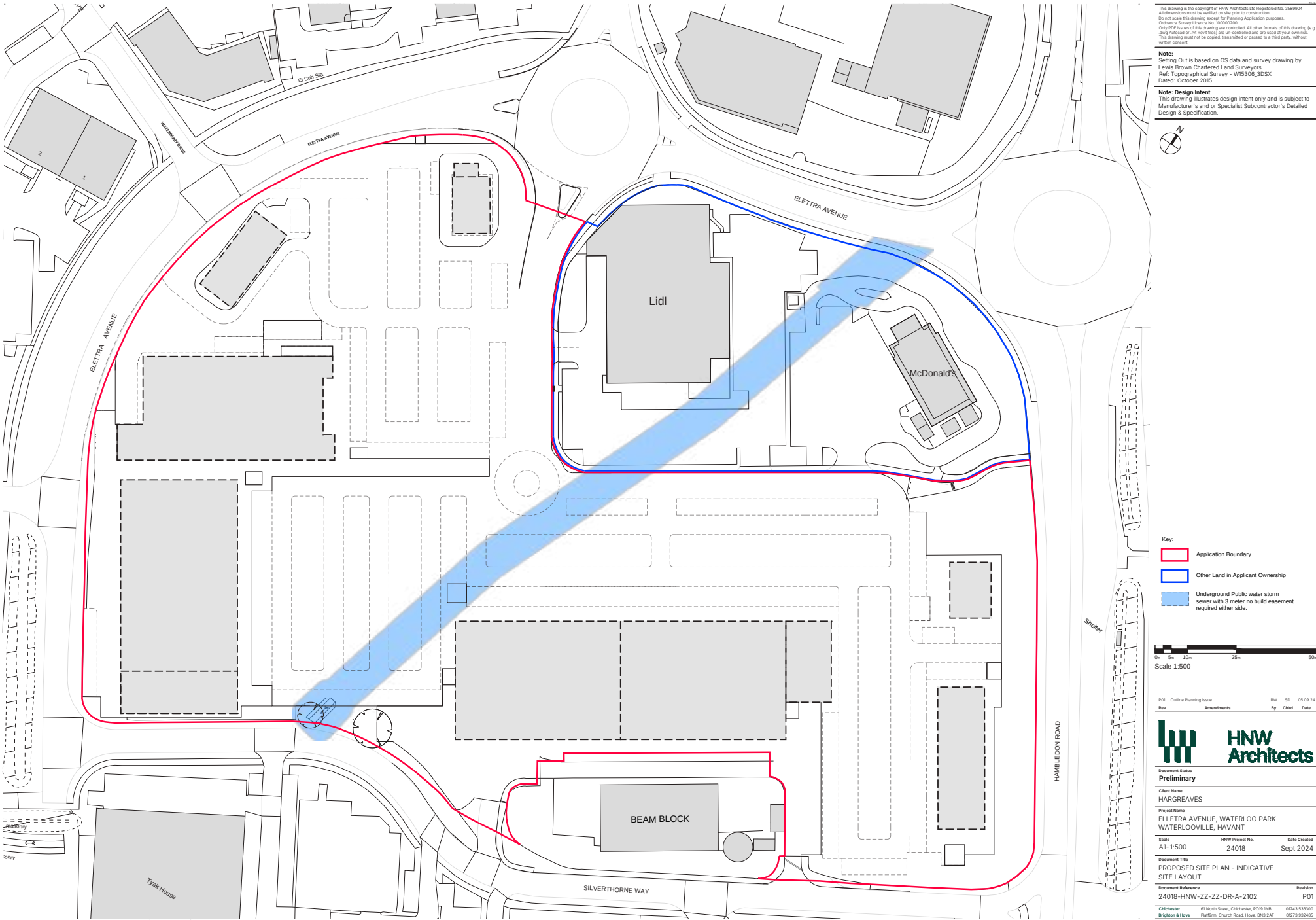
The surrounding layout of the road networks provides flexibility to the application site. Access and layout of the site will be developed to incorporate BNG requirements while carefully considering site opportunities and constraints. These will all be developed as reserved matters following detailed design.

Scale

The scale of the development will be suitable and in keeping with the existing industrial / commercial context. This will follow as reserved matters.

Appearance

The proposed buildings will be designed in context and suitable to meet commercial, operational and sustainable needs, these will follow as reserved matters.



Indicative Site Layout
Scale - NTS
(please refer to supporting plan submitted with this application -
24018-HNW-ZZ-ZZ-DR-A-2100 Indicative Site Layout