



DESIGN & ACCESS STATEMENT

WATERLOO PARK, WATERLOOVILLE

Prepared by LDA on behalf of Hargreaves Properties Ltd

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All drawings are indicative only and not to scale

01 INTRODUCTION

PURPOSE OF THE DOCUMENT

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

The outline proposal seeks approval for access and use, with all other matters reserved.

This document considers the existing site analysis, site influences and sets out the design parameters of the outline application.

Although diagrams are included in the document, they are not to scale. Scaled drawings and images have been submitted as part of the application and should be referred to in conjunction with this document.

This statement accords with the national information requirements set out in the National Planning Practice Guidance and the form and content of Design and Access Statements which are prescribed by the Town & Country Planning (Development Management Procedure) (England) Order 2015.

Terms of Reference

Application Site: Waterloo Park, Elettra Avenue, Waterlooville, Hampshire, PO7

Local Authority: Havant Borough Council

Site Area: 4.01 hectares (9.90 acres)

Current Use: Vacant

Proposed Use: Mixed Use (B1c, B2 B8, A1, A3,A4, A5, C1 & D2,)

DEVELOPMENT OVERVIEW

Background

The application site was previously part of a wider site known as the former BAE Systems Technology Park. The site previously benefitted from an outline application approval in 2013, which has been partly implemented, through further applications, with a McDonalds Drive Thru Restaurant and Lidl foodstore. The remainder of the area has been cleared of structures and is now known as Waterloo Park. It is this remaining area that is the subject of this application.

Description of the Application

Outline planning application with all matters apart from access reserved for subsequent approval for the erection of Class B1(c) / B2 / B8 development and Class B8 Trade Counter use, Class A1 Retail, Class C1 Hotel, Class D2 Leisure and Classes A3 and A5 Drink / Food Establishments.



Fig. 1: Existing site location (Promap Aerial Map) approximate site boundary in red

02 ASSESSMENT

SITE LOCATION & CONTEXT

Location

The site is located 1km north-west of Waterlooville town centre, at the western edge of Havant Borough boundary. The site is bounded by Elettra Avenue, Hambledon Road (B2150) and Silverthorne Way and is principally accessed from a roundabout on Elettra Avenue at the northern side of the site.

Context

The surrounding context is primarily of a mixed use commercial nature, with an urban character of larger building masses.

Hambledon Road (B2150) is a primary route running south to north-west through the area. The site is located on the western side of Hambledon Road together with several business, retail and leisure uses including car showrooms, business park offices, industrial units and a leisure centre within the Brambles Farm Industrial Estate. To the south-east of the site and Hambledon Road is further commerce within the Wellington Retail Park including a Sainsburys supermarket and petrol filling station. North and south of this commercial area, together with the town centre, are both established and ongoing areas of residential development, schools and open spaces.

The site has relatively good transport links, with junction 3 of the A3 being located approximately 3km east, running from Portsmouth into central London. Buses run regularly along Hambledon Road into Waterlooville town centre and Havant to the south. Havant is the nearest railway station located approximately 7km from the site. Trains are operated by Southern, South Western Railway and Great Western Railway.

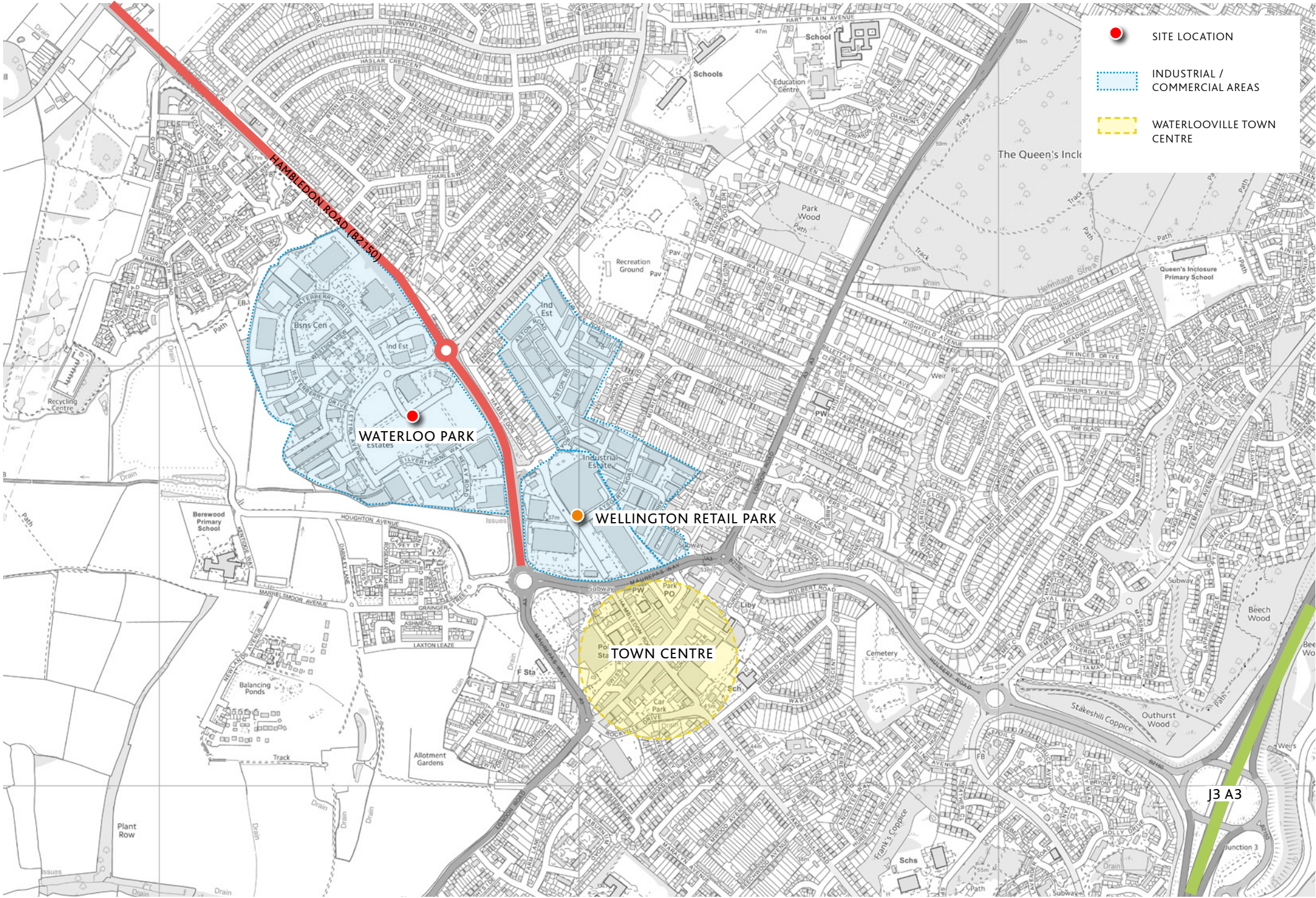


Fig. 2: Site location & context diagram (Promap mapping)

02 ASSESSMENT

EXISTING SITE ANALYSIS

Description of the Site

The application site measures 4.01 hectares in area. The site has been cleared of buildings, although an area to the north-west of the site remains in use for car parking, the site is currently vacant.

The primary access into the site is by way of a roundabout on Elettra Avenue. This route also serves the recently completed Lidl foodstore and adjacent Mcdonalds Drive Thru restaurant. Elettra Avenue runs from Hambledon Road along the northern and western boundaries of the site, connecting to Silverthorne Way along the southern boundary and in turn back to Hambledon Road along the eastern boundary of the site.

Mature trees, hedging and a grass verge line the north-west, west, south-west and eastern edges of the site. Further soft landscape exists around the edge of the parking area in the north-west area of the site. There are no Tree Protection Orders on the site.

Pedestrian pavements are clearly defined and street lighting is present along the surrounding roads, however there is no pedestrian pavement directly adjacent to the site along the western and southern edges. The surrounding development plots are edged with grass verges and the commercial buildings are pleasantly softened with trees and shrub hedging.

Due to the nature of the landscaped boundaries, views into and out of the site are contained to the north and eastern sides of the site.

A culvert and an underground sewer runs across the site from the south-west corner to the north-east corner. A flood risk and drainage report accompanies this outline application submission.

Site History

The site is situated within the Brambles Farm Industrial Estate. Historically, it was part of a wider site known as the former BAE Systems Technology Park. An outline planning application, application number: APP/12/00652, for demolition of "main building" and ancillary restaurant and redevelopment to provide business units (Class B1, B2 and B8), car showroom, drive thru restaurant, hotel and restaurant and associated parking with access from Elettra Avenue was granted approval in 2013.

A subsequent planning permission provided for the removal of all the existing buildings on the site including the main building and restaurant and subsequently a building known as Block E which was demolished 2016. A building known as the Beam Building remains and is located south of the current application site fronting on to Silverthorne Way. This building is not within the applicant's ownership or control.

The outline application APP/12/00652 has been partially implemented through further detailed applications for a Mcdonalds Drive thru restaurant Classes A3/A5 completed in 2016 and a Lidl Foodstore with construction completed in 2017.

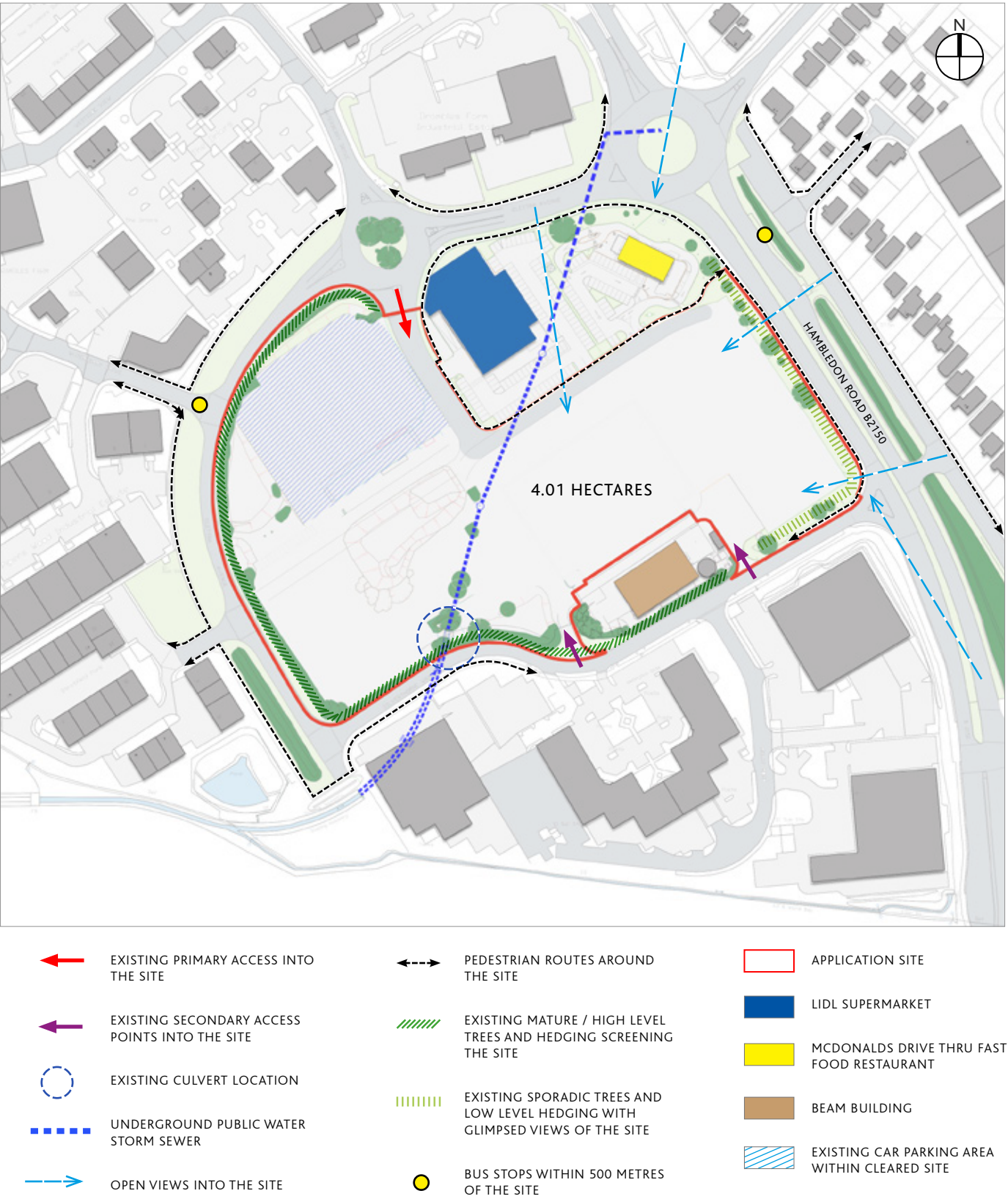


Fig. 3: Diagram illustrating the existing site analysis

02 ASSESSMENT

EXISTING SITE ANALYSIS

Existing Site Photos



View 1



View 2



View 3



View 4



View 5



View 6



Location of Photos



View 7



View 8



View 9

Fig. 4: Existing site Photos

02 ASSESSMENT

SURROUNDING AREA ANALYSIS

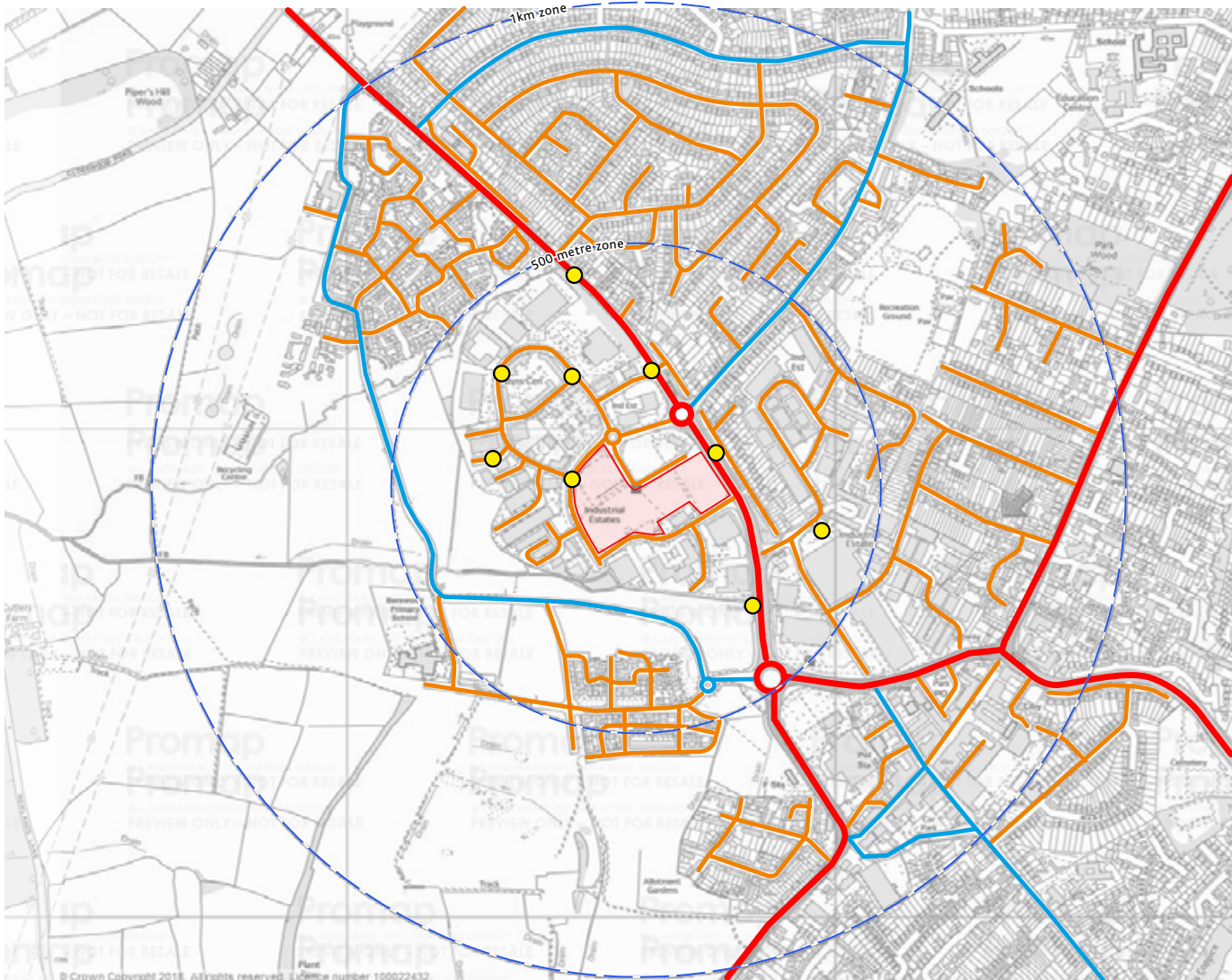


Fig. 5: Diagram illustrating the road hierarchy

Road Hierarchy / Access

The application site is located to the South-West of Waterlooville and is subdivided from the main town by the Hambledon Road (B2150) which runs directly adjacent. This dual carriageway links to the A3 provide a North or South route to London and Portsmouth respectively. As such, the proposed addition to the existing Waterloo Park industrial estate benefits from this well connect location.

The site is completely surrounded by access roads formed by Elettra Avenue to the North/ West and Silverthorne Way to the South. These roads currently service the surrounding industrial/ commercial park and have historically served the application site with existing access junctions to the North & South.

- APPLICATION SITE
- MAIN ROADS (A3 & B2150)
- SECONDARY ROUTES
- TERTIARY ROUTES / CONNECTIONS
- BUS STOPS WITHIN 500 METRES OF THE SITE

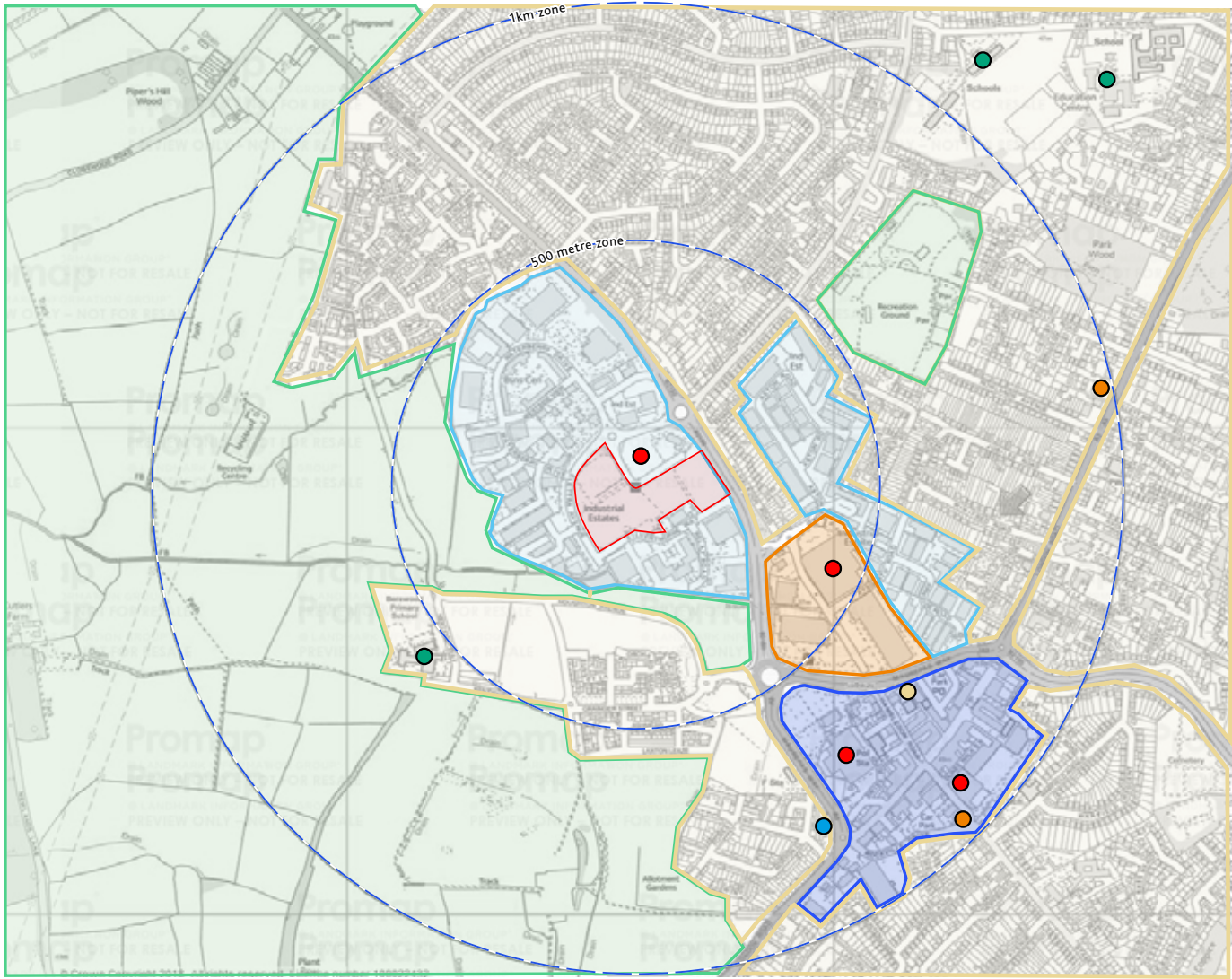


Fig. 6: Diagram illustrating the land uses

Land Uses

The application site forms part of the Waterlooville industrial / office area situated to the western edge of Hambledon road.

The proposed land uses extend the surrounding context with B1c, B2, B8 trade counter and industrial, A1, A3, A4, A5 retail, C1 hotel and D2 leisure uses.

- APPLICATION SITE
- COMMERCIAL AREAS INCLUDING BUSINESS PARKS, TRADE CENTERS, CAR SHOWROOMS
- PRIMARILY RESIDENTIAL
- RETAIL
- TOWN CENTRE RETAIL
- OPEN SPACE
- DOCTORS / GP SURGERY
- DENTIST
- SCHOOLS
- SUPERMARKETS
- COMMUNITY: PLACE OF WORSHIP COMMUNITY CENTER VILLAGE HALL

02 ASSESSMENT

SURROUNDING AREA ANALYSIS

Scale

Comparative to residential scale, the existing surrounding industrial units are 2-storey in height with medium to large footprints.



Birds Eye View 1



Birds Eye View 2

Fig. 7: Birds Eye Views illustrating the surrounding scale

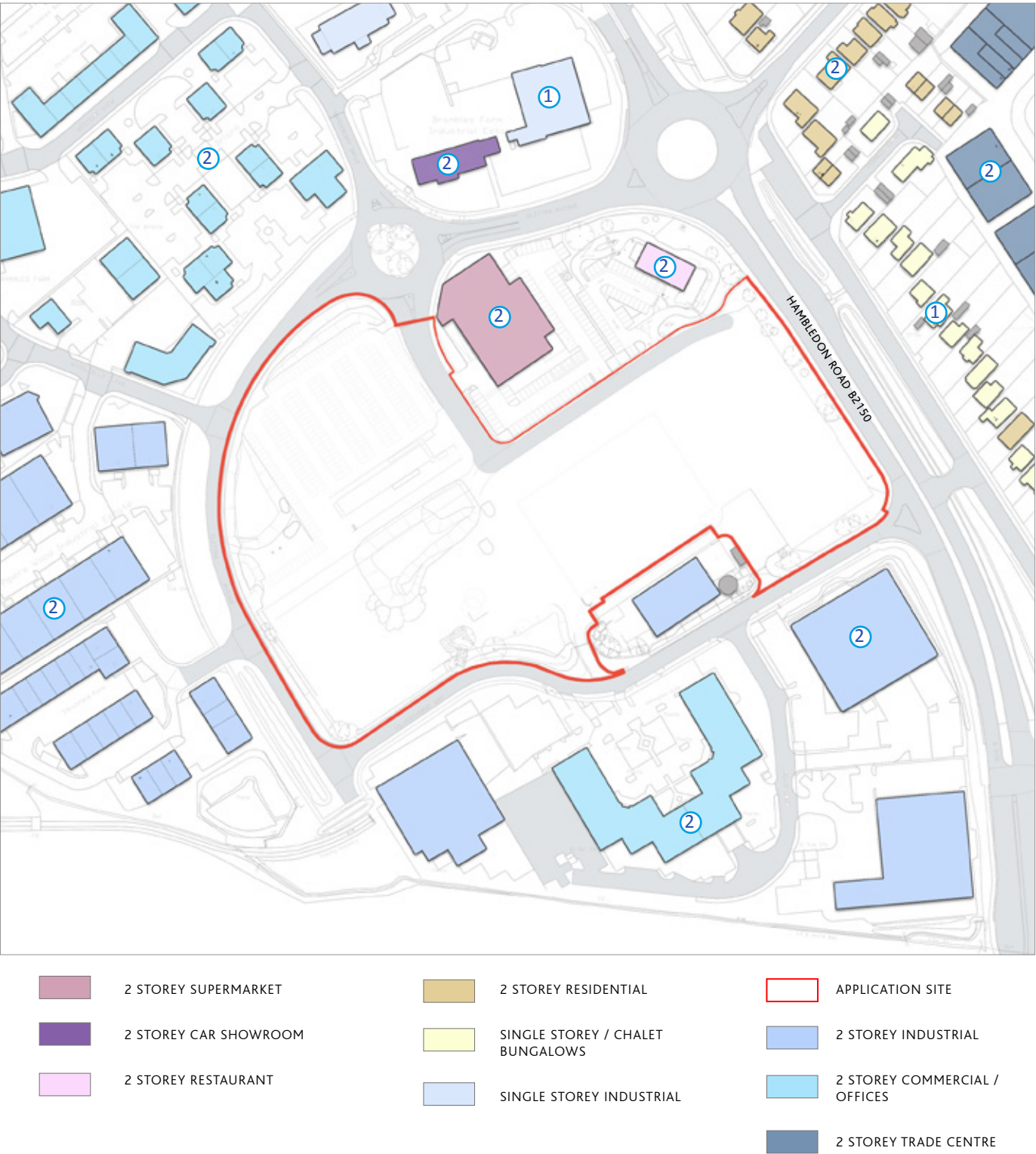


Fig. 8: Diagram illustrating the building heights

03 EVALUATION

SITE INFLUENCES

Constraints

- Flood Risk Area
- Underground public water storm sewer. 3M no build easement required either side.

Opportunities

- Establish highways network / good accessibility
- Within established industrial / commercial area
- Noisy Road / Junction
- No overshadowing due to island site surrounded by industrial / commercial uses
- Established bus route for employment opportunities

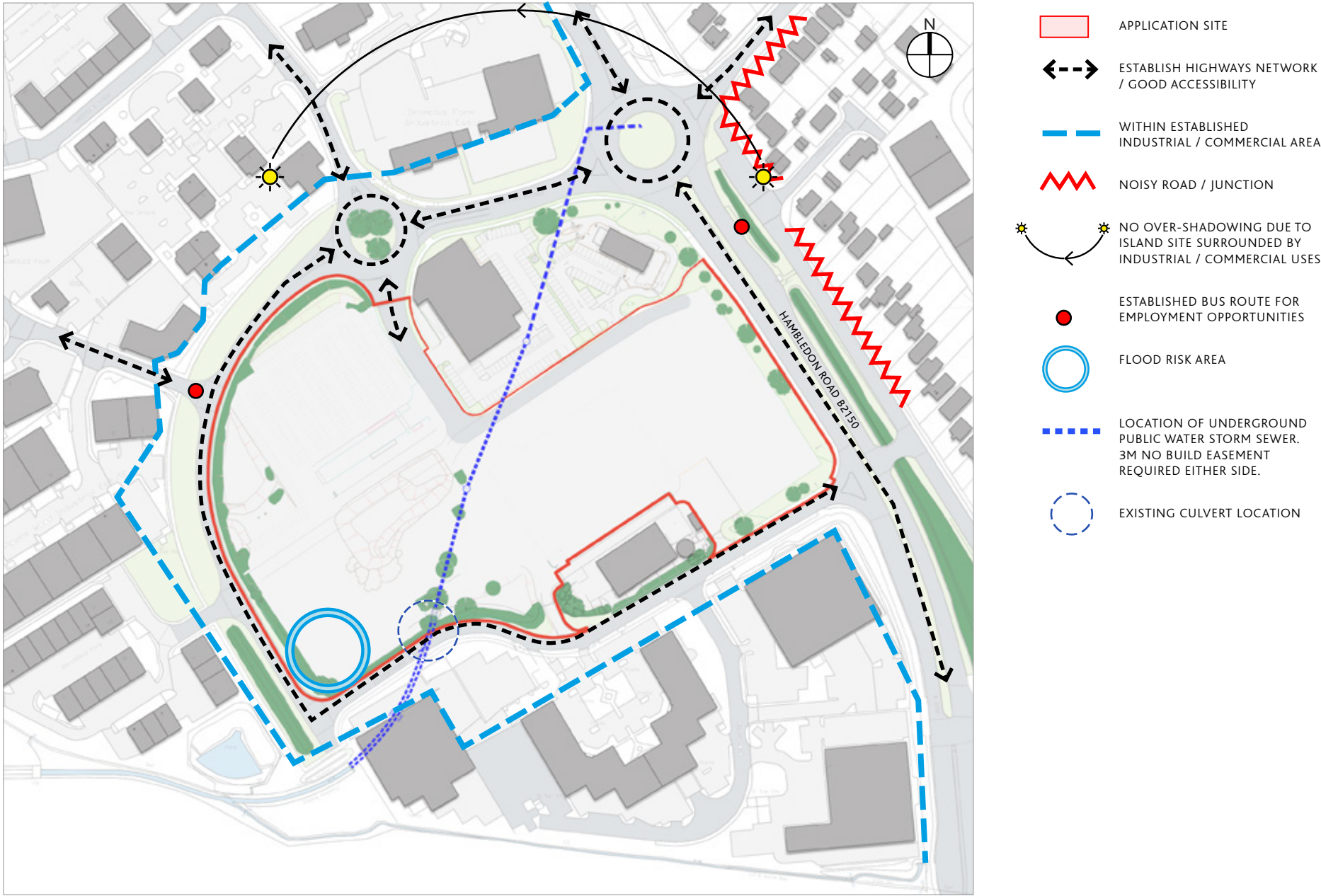


Fig. 9: Diagram illustrating the site influences

04 PROPOSED DEVELOPMENT

PARAMETER PLANS

Use

The application site could be described as an infill site within the wider industrial / commercial context.

The proposed units will facilitate these uses:

- B1 (c) / B2 / B8 Industrial
- B8 Trade Counter Uses
- A1 Retail
- A3 Hot Food & Takeaway Retail
- A5 Food & Beverage Retail
- A4 Public House
- C1 Hotel
- D2 Leisure

The uses have been divided into two distinct areas. The western development will comprise 29,820 sqm. The eastern development will comprise 10,288 sqm.

This mix of uses is an important part of creating sustainable development. The uses proposed will complement each other and provide a forward thinking economy not just for this site but for the wider community.

The development proposals are for outline purposes at this stage and further detail of floor area will be covered as part of a Reserved Matters Application.

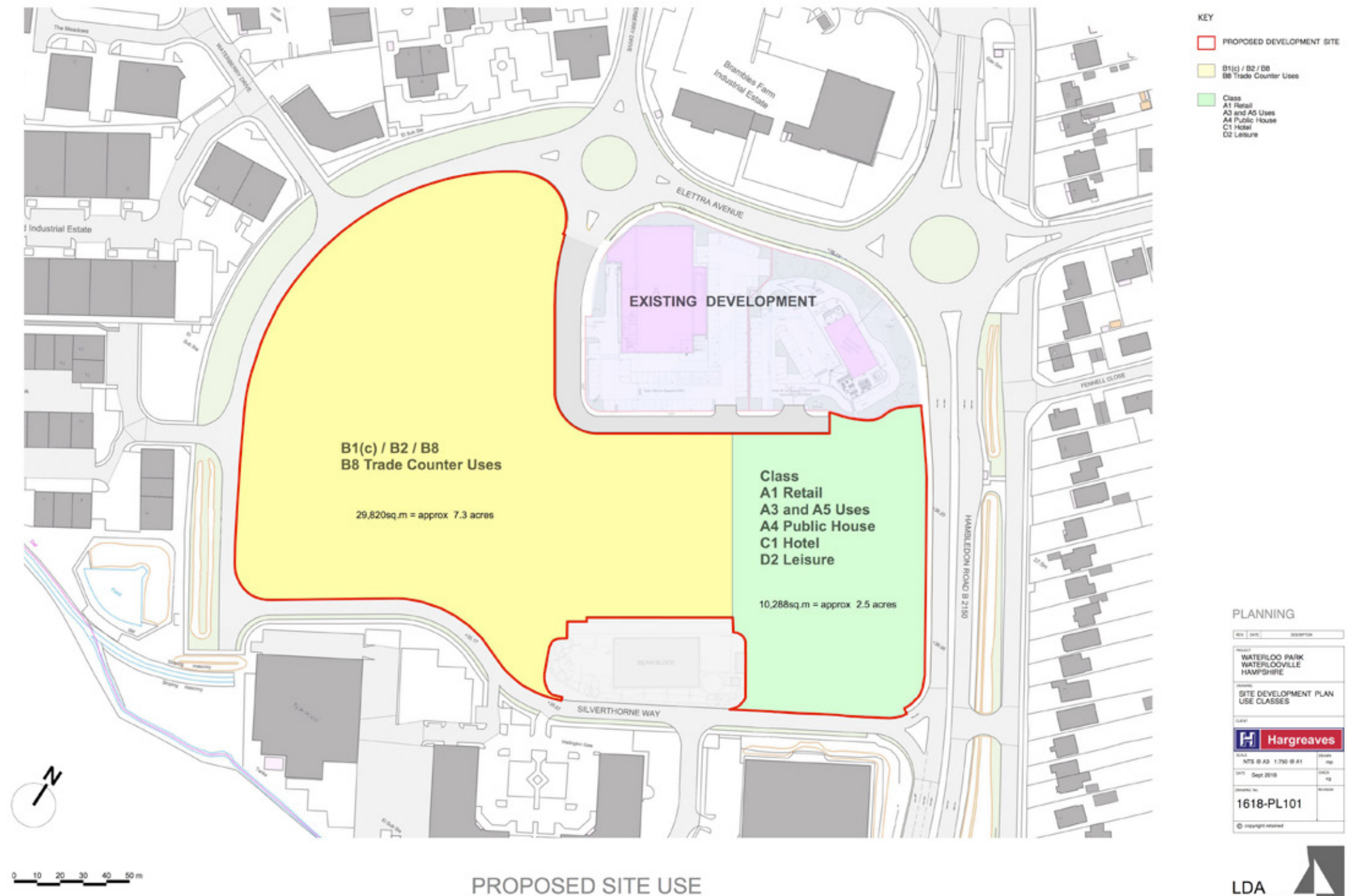


Fig. 10: Proposed Site Plan

04 PROPOSED DEVELOPMENT

PARAMETER PLANS

Access

The existing vehicle access points into the site will be retained and reused within indicative additional new access from Elettra Avenue along the western boundary.

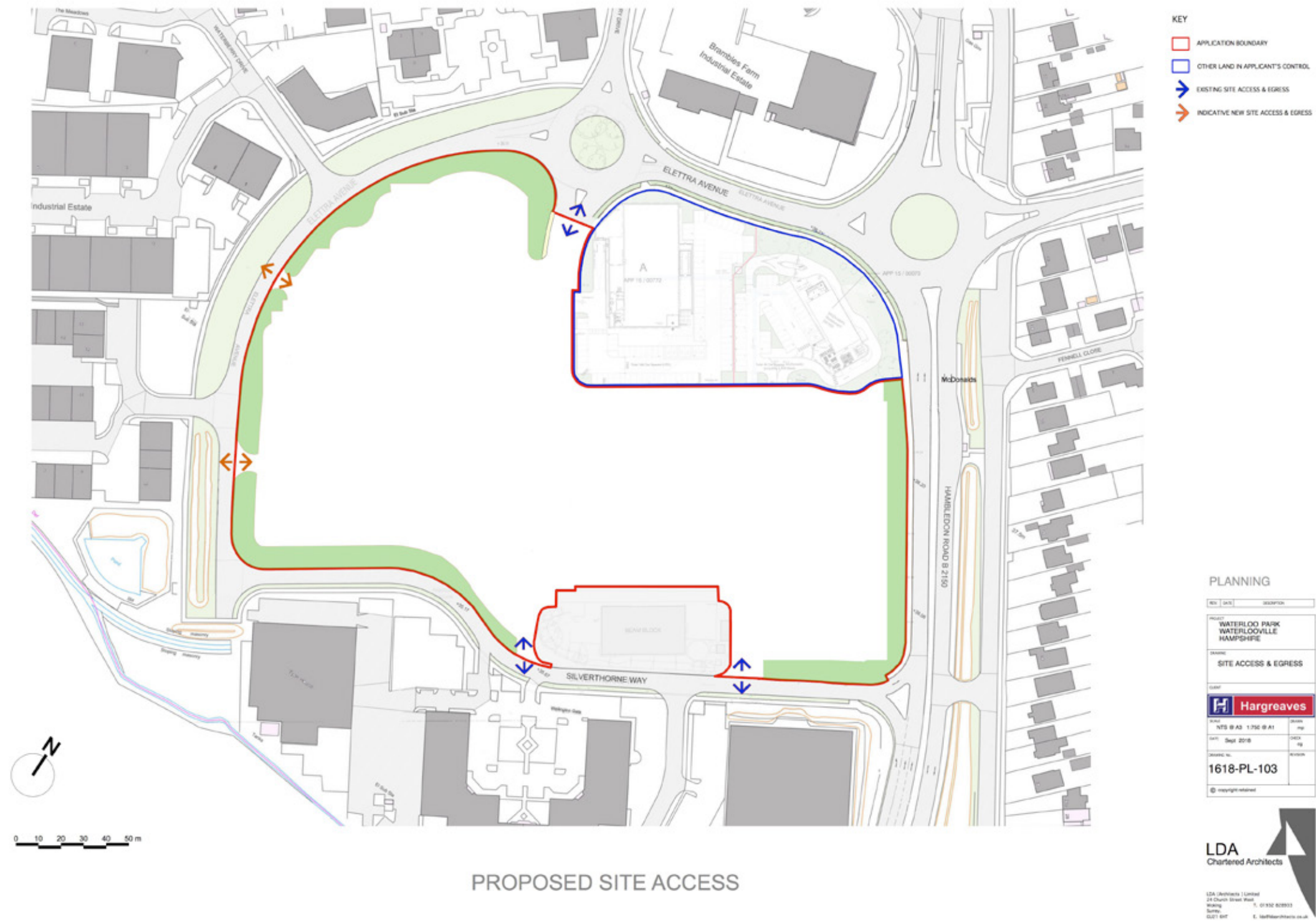


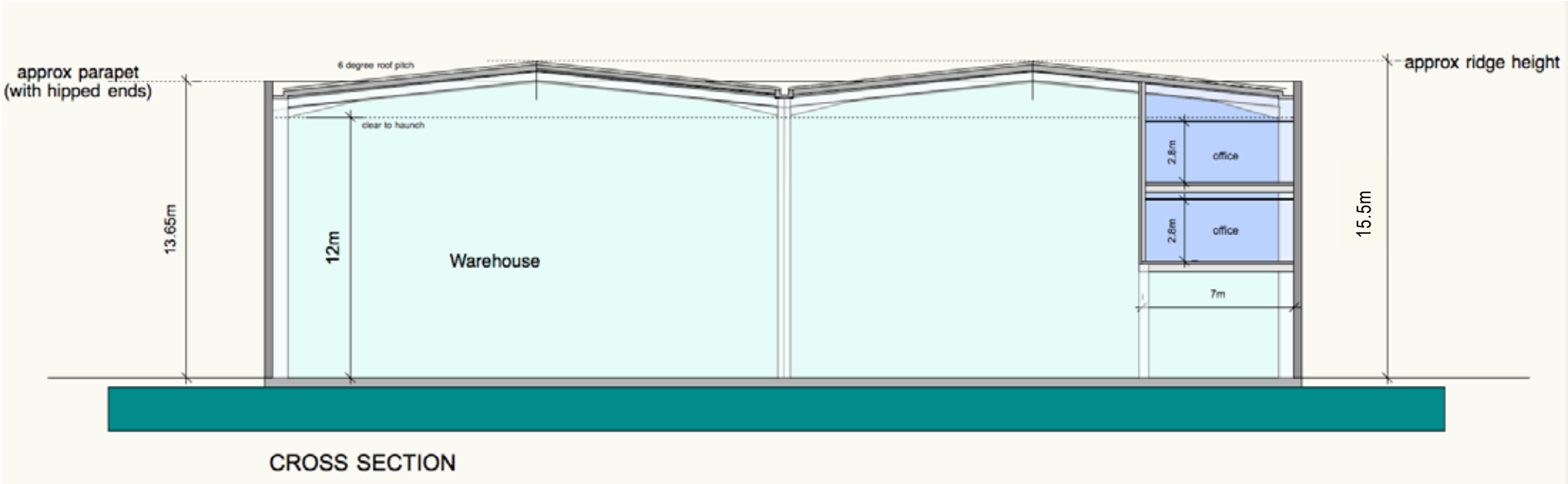
Fig. 11: Proposed Site access

04 PROPOSED DEVELOPMENT

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.



05 CONCLUSIONS

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 are appropriate for this location within Waterloooville and would be a wholly suitable addition to the existing surrounding character of the area.

The existing road / transport network lends itself to the proposed land-uses while providing employment and additional business / services to the area.

Access

The development site retains the existing vehicle access arrangement and will be developed further at reserved matters stage with any development designed to be inclusive for all and give flexibility to adapt to any future changing requirements.

The existing road and public transport network will facilitate this type of development.

Layout

The existing road network provides flexibility to the application site. Access and layout will be developed as reserved matters following detailed design.

Scale

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

Appearance

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

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