
Site Address:	Waterlooville Health Centre, Dryden Close, Waterlooville, PO7 6AL		
Proposal:	Installation of 2No. air source heat pumps with 2.4 metre high fenced enclosure		
Application Type:	Full Planning Permission		
Application No:	APP/22/00505	Expiry Date:	08/09/2022
Applicant:	NHS Waterlooville Health Centre		
Agent:	Mr White	Case Officer:	Graham Speller
	Oander Limited		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Waterlooville Health Centre is positioned at the end of Dryden Close and is surrounded by residential properties. A car parking area is located to the front of the building and to the rear is an enclosed large grassed area with boundary fencing/some trees and shrubs on the perimeter. The site is surrounded by residential properties that mostly back onto the site.

2 Planning History

98/54064/003 - single storey side extension to south elevation, PERM,18/09/1998

98/54064/004 - New pitched roof over existing flat roof and canopy to front (east) elevation. Revision to extension permitted under 98/54064/3 to incorporate a pitched roof. Relocation of tank room doors from north to west elevation (re-advertisement), PERM,10/12/1998

91/54064/001 - Alterations to front entrance on east elevation, PERM,

03/54064/005 - Single storey rear extension to provide registrars office and replacement triage., PERM,18/08/2003

04/54064/006 - Erection of porch to front (south east) elevation and amendments to car park layout to improve pedestrian access., PERM,26/05/2004

3 Proposal

- 3.1 Installation of 2No. air source heat pumps with an open topped 2.4 metre high acoustic fence enclosure.
- 3.2 The surround will be timber in construction and left natural in colour.

4 Policy Considerations

National Planning Policy Framework 2021
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS1	(Health and Wellbeing)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS19	(Effective Provision of Infrastructure)
DM10	(Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Carly Scannell - Hart Plain

No comments received.

Councillor David Jenner

No comments received.

Councillor E Shimbart - Hart Plain

No comments received.

Councillor Gwen Robinson

No comments received.

Councillor Mike Sceal

No comments received.

Councillor Peter Wade

No comments received.

Developer Services, Southern Water

The attached plan shows that the proposed development will lie over an existing public surface water sewer, which will not be acceptable to Southern Water. The exact position of the public apparatus must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

- The 450 mm diameter gravity sewer requires a clearance of 3.5 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.

- No development or tree planting should be carried out within 3.5 metres of the

external edge of the public gravity sewer without consent from Southern Water.

- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.

- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Environment Agency

No comments received.

Environmental Health

It is proposed to install two air source heat pumps (Model: Mitsubishi CAHVP500YB-HP) approximately 5 metres from the rear of the health centre building and approximately 30 to 35 metres from nearest residential receptor facade. A plant noise assessment has been provided by 24 Acoustics dated 31 March 2022, Ref: R9457-1 Rev 0, with regard to the 2 units to be installed, and have suggested a choice of two noise mitigation measures and advise *'with either of the recommended mitigation measures, noise emission levels from the proposed plant would achieve the established criteria at the nearest noise sensitive properties'*.

I can advise that whilst this office has no objection in principle to the provision of ground level mounted air source heat pumps at this site and location, I would ask that the following condition be incorporated within any favourable decision notice:

Condition 1:

Prior to the installation of the plant, details of the chosen acoustic mitigation measure shall be submitted to and approved in writing by the Local Planning Authority. The measure to be employed shall be carried out in accordance with the approved details.

Reason: To protect the amenities of nearby residential properties in terms of noise pollution and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Portsmouth Water Company

Site Setting: -

The site is located within the Source Protection Zone 1c (SPZ1c) for the local Public

Water Supply Source. SPZ1c relates to subsurface activity only, where the Chalk aquifer is confined and may be impacted by deep drilling activities. Subterranean activities such as deep drainage solutions and/or piling may pose a risk to groundwater quality at the local public water supply source. The confined aquifer is of high sensitivity and consequently all measures to prevent pollution during and post construction are required in order to safeguard the local public water supply.

Surface Water Drainage

Within the redacted Application Form document it is set out Surface Water Drainage shall be discharged via Soakaway. Should new soakaways be proposed as part of this application the following shall apply in order to protect the local water supply source:

Portsmouth Water has a presumption against the use of deep-bore soakaways at this location, due to the proximity to our public water supply source. All applications for the construction and installation of deep bore soakaways should be accompanied by an adequate hydrogeological risk assessment demonstrating how the risk to groundwater would be mitigated in the proposed design.

Portsmouth Water will only agree to the use of deep pit-based systems (including boreholes) for surface water disposal if the developer can show that all of the following apply:

- there are no other feasible disposal options such as shallow infiltration systems (for surface water) that can be operated in accordance with current British Standards;
- the system is no deeper than is required to obtain sufficient soakage;
- pollution control measures are in place;
- risk assessment demonstrates that no unacceptable discharge to groundwater will take place, in particular that inputs of hazardous substances to groundwater will be prevented; and
- there are sufficient mitigating factors or measures to compensate for the increased risk arising from the use of deep structures.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 28

Number of site notices: 1

Statutory advertisement: 22/07/2022

Number of representations received: 0

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 upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Drainage, including Water Source Protection Zone

(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 management criteria.

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

- 7.3 The proposed development is utilitarian in design; however, air heat source pumps are functional as opposed to looking aesthetically pleasing. In this instance, the units are enclosed within a timber acoustic fence enclosure and therefore would not be readily visible from outside the site, which, as noted above, is surrounded by residential properties. The acoustic fence enclosure would be timber in construction and left natural in colour not unlike other boundary fences in the locality.

- 7.4 Whilst the proposed development is not assimilated within the envelope of the existing building or attached thereto, the applicant's agent has given practicable reasons why this is not the case. The applicant's agent has advised that they tried to incorporate the pumps into the building, however, they require a certain amount of air movement around them and they have been sited accordingly.

- 7.5 It is considered that the proposed development is a functional requirement and would help towards reducing fossil fuel energy. Policy CS14 of the Local Plan (Core Strategy) 2011 – Efficient Use of Resources, is primarily aimed at new development and the aspiration to reduce reliance on fossil fuels. However, the supporting text of Policy CS14 comments that the use of fossil fuels creates greenhouse gas emissions that are contributing to the rate at which climate change will continue to occur.

- 7.6 It is considered that the appearance of the development and somewhat isolated siting is outweighed by the environmental benefits that would be gained.

- 7.7 As noted above, the site is fully enclosed, and the proposed development would have minimal impacts on the wider character of the area meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.8 Air source heat pumps can emit noise, and, in this regard, the application is accompanied by a plant noise assessment which suggests a choice of noise mitigation measures and advise that *'with either of the recommended mitigation measures, noise emission levels from the proposed plant would achieve the established criteria at the nearest noise sensitive properties'*, which in this instance, are nearby residential properties.

- 7.9 Environmental Health were consulted on the application and as noted above, raise no objections to the proposals. However, a pre-commencement condition is recommended requiring the submission of details of the chosen acoustic mitigation measures. The applicant's agent has agreed to such a condition.

(iv) Drainage, including Water Source Protection Zone

- 7.10 As noted above, Southern Water advise that there is a surface water sewer within the vicinity and that the proposed development will lie over the sewer which would be unacceptable to Southern Water. However, a condition is recommended should permission be granted requiring details of measures which will be undertaken to divert the sewer prior to the commencement of development. The Council's GIS also shows the sewer line; however, it is unclear whether the proposed development would actually lie over the sewer. In which case, a pre-commencement condition is recommended that requires details of how the public sewer would be protected or diverted should that be required. The applicant's agent has agreed to such a condition.
- 7.11 Also noted above are the comments of Portsmouth Water and that the site is located within the Source Protection Zone 1c for the local Public Supply Source. In this regard, concerns are raised regarding any deep bore soakaways at this location. However, it is considered that this matter can be suitably addressed by an appropriate planning condition which would only become a pre-commencement condition should such a method of soakaway be implemented. The applicant's agent has agreed to such a condition.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00505 subject to the following 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:

1000 REV A - LOCATION AND BLOCK PLAN

3000 REV A - PROPOSED SITE PLAN

3010 REV A - PROPOSED PLANS AND ELEVATIONS

PLANT NOISE ASSESSMENT by 24 Acoustics dated 31st March 2022
Technical Report: R9457-1 Rev 0

Reason: - To ensure provision of a satisfactory development.

- 3 No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features shall be located within 5 metres of public or adoptable gravity sewers unless otherwise agreed in writing by the Local Planning Authority in consultation with Southern Water.

Reason: To safeguard against undue damage to the public sewer in the vicinity of the site having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.

- 4 Prior to the commencement of development, details of measures to be undertaken to either protect or divert public sewers, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard against undue damage to the public sewer in the vicinity of the development having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.

- 5 The external materials used shall be as indicated on the submitted forms and hereby approved plans.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.

- 6 Should any new deep-bore soakaways be provided on site, then the following details shall first be provided before commencement of development and agreed in writing by the Local Planning Authority in consultation with Portsmouth Water:

- An adequate hydrogeological risk assessment demonstrating how the risk to groundwater would be mitigated in the proposed design

Any deep-bore soakaway shall thereafter be provided in accordance with the approved details.

Reason: The site is located within the Source Protection Zone 1c for the local Public Water Supply Source having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.

- 7 Prior to the installation of the plant, details of the chosen acoustic mitigation measure(s) shall be submitted to and approved in writing by the Local Planning Authority. The measure to be employed shall be carried out in accordance with the approved details.

Reason: To protect the amenities of nearby residential properties in terms of noise pollution and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.