
Site Address: E Block, Former BAE Systems Park Site, Elettra Avenue,
Waterlooville, PO9 7XU
Proposal: Application to determine whether prior approval is required for the
method of demolition of Block E and any proposed restoration of the site.
Application No: APP/16/00603 Expiry Date: 11/07/2016
Applicant: Mr Belbin
Hargreaves Management Ltd.
Agent: Case Officer: Heather Lealan
Ward: Waterloo

Recommendation:

1 Site Description

This application concerns E Block, within the Former BAE Systems Park Site, Elettra Avenue, Waterlooville, PO9 7X. The site is located on Elettra Avenue and is bounded by Silverthorne Way and Hambledon Road. The site extends to approximately 4.5 hectares (11.12 acres) in area.

The application site is surrounded by a mix of uses. To the immediate north and east, there are commercial premises (including a car showroom and garage), offices, warehousing and residential development. The subject site is located approximately 0.6 mile (1km) west of Waterlooville town centre.

2 Planning History

98/51340/009 - Outline application for construction of replacement staff restaurant and social club on part of existing car park and erection of 2 storey office building in place of existing staff restaurant and social club (readvertisement)
, S106,05/05/2000

96/51340/007 - Construction of a facilities building on land fronting Silverthorne Way (revisio

n to Planning Permission 95/51340/6 dated 26 October 1995), PERM,16/05/1996

96/51340/008 - Construction of base and relocation of existing nitrogen tank to south of site on land fronting Silverthorne Way

, PERM,18/06/1996

95/51340/004 - Erection of a facilities building on land within existing site boundary., UNK,13/08/2004

95/51340/006 - Construction of a facilities building and 8.1m nitrogen tank on land fronting Si

ilverthorne Way., PERM,26/10/1995

94/51340/003 - Installation of bunded cleansing facility within existing storage compound

, PERM,22/03/1994

92/51340/001 - Installation of Liquid Nitrogen Storage tank and pipework to the north of Silver

thorn Way, PERM,26/02/1992

93/51340/002 - Temporary relief from condition number 5 of Plannin Permission 26506/4 to enable 3 ancillary storage container to be kept in existing car park for 12

months

, ZHIS,18/03/1993

03/67977/000 - Upgrade of existing water storage and delivery systems to building sprinkler system to south-east elevation of building fronting Silverthorne Way., PERM,04/11/2003

03/67977/001 - Extension to pedestrian footpath to link BAE systems existing entrance with Silverthorne Way., WD,24/12/2003

06/67977/002 - Installation of a 100mm diameter flue to the rear (south east) elevation., PERM,27/03/2006

06/67977/003 - To dismantle and remove existing 60m chimney stack & replace with new boiler flue system 9.6m high encased within enclosure., PERM,09/05/2006

06/67977/004 - Installation of handrail to existing parapet wall at roof level. Erection of new roof top plant room. Installation of new roof top chiller plant., PERM,23/01/2007

06/67977/005 - Removal of existing external metal spiral fire escape and replace with a new metal staircase with straight runs and half landing. Installation of new external air handling unit., PERM,17/04/2007

07/67977/006 - Display of 2No. externally illuminated notice signs and 3No. non-illuminated notice signs to perimeter of site and buildings., PERM,23/05/2007

08/67977/007 - New HAVC chiller units and louvres to existing office building., PERM,14/05/2008

APP/12/00652 - Outline application 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., PERM,31/07/2013

APP/13/00893 - Outline application for mixed-use employment, leisure and retail development to comprise demolition of Main Building and erection of Class C1 hotel, Class D2 cinema, 3No. Class A3 restaurants, Class A4 public house, Class A3/A5 drive-thru restaurant, Class A1 foodstore and retention of E Block for use as Class B1 offices or conversion to Sui Generis bowling complex, Class D2 health and fitness centre, and Class A3 restaurant., WD,27/01/2015

APP/13/00940 - Application to determine whether prior approval is required for the method of demolition of the buildings within the BAE Systems Technology Park (with the exception of E Block and Beam Plot buildings) and any proposed restoration of the site., PARP,16/10/2013

APP/15/00451 - Construction of a vehicular route through the site at the former BAE systems park (approved 19.01.15). Request to Discharge Condition No.3 (11.02.16)., PERM,19/06/2015

APP/15/00770 - Use of the E block building for leisure (class D2) and/or non food retail (class A1) purposes with associated car parking and other works., PERM,21/04/2016

APP/15/00772 - Erection of a foodstore (Class A1) with associated parking, servicing, access and landscaping.

Request to discharge condition Nos. 3, 4a, 4b, 5, 6, 7, 9, 10 and 11 (26.04.16), PERM,26/04/2016

APP/15/00773 - Erection of a restaurant/drive thru (Classes A3/A5) with associated parking, servicing, access and landscaping (approved 09/10/215). Request to Discharge Conditions 3, 4a and b, 5, 6 and 8 (25.02.16)., PERM,09/10/2015

APP/15/00969 - 7No. illuminated fascia signs consisting of 3No. sets of letters, 1No. Golden Arch and 3 No. Arch panels., PERM,28/10/2015

APP/15/00970 - Display of 1No. illuminated 12m totem sign., WD,18/09/2015

APP/15/00971 - Display of 1No. illuminated gateway sign; 9No. illuminated freestanding signs (7No. totem; 2No. directional); 1No. side-by-side non-illuminated sign; 2No. non-illuminated banner signs and 10No. non-illuminated DOT (information) signs., PERM,28/10/2015

APP/16/00145 - Installation of 2No. internally illuminated totem signs.,
PERM,11/04/2016

APP/16/00421 - Variation of condition 8 of Planning Permission APP/16/00145 for the
intensity of the illumination not to exceed 700 cd/2 for the M section of the sign.,
PERM,20/06/2016

3 Proposal

Application to determine whether prior approval is required for the method of demolition of Block E and any proposed restoration of the site.

The extant change of use permission for E Block establishes the principle for the change of use for this building and the other extant permissions establishes the principle for the general redevelopment of the former BAE site.

The proposed approach to the demolition of the existing buildings and structures on the application site are set out below. All the demolition works are to be undertaken by a demolition contractor in compliance with the relevant Code of Practice for demolition. Initially, a series of preparatory tasks will be undertaken to ensure that the buildings are safe to be demolished. These include:

- The disconnection of all services to the property; and
- The stripping out of all fixtures, fittings, partitions, suspended ceilings, computer flooring etc. which will be recycled or sold on if surplus to requirement.

Once the site has been made safe, demolition will commence, based on the following actions:

- Demolish buildings using traditional non-explosive methods;
- Process demolition arising's which will then be disposed of accordingly, that is, scrap metal to scrap yard, timber to recycling yard, and rubbish to licensed tip, hard-core and concrete stockpiled on site ready for crushing.
- Grub up hard standings, footings and foundations where applicable without undermining neighbouring roads, buildings and paths. Stockpile arising's ready for crushing; and
- Bring crushing plant to site and stockpile on site.

During the demolition, the site demolition contractor will carry out the following measures to mitigate any impact on the immediate locality:

- A water hosing system will be put in place on site to dampen down potential dusty areas;
- The on-site plant will be calibrated to meet the regulations for working on sites within the urban area. The site contractor will also be instructed to work in a considerate manner and to ensure any impacts are minimised;
- The site contractor will keep the site free of all litter whilst work is being undertaken, and
- A full Health and Safety Plan will be prepared and put in place during the demolition stage works of the project.

Following demolition the site will be cleared and left clean and tidy in anticipation for

the redevelopment of the site.

Therefore, in terms of the condition and state of the application site post demolition, it will be cleared but there will be stockpiled hard-core present for re-use in a sustainable manner. The site will be appropriately secured (by means of fencing / timber hoarding) to ensure safety and control of access.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM10 (Pollution)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager

The construction date for this building is between 1982 & 1989, exact date is unknown. This potentially places its construction date at just prior to the banning of amosite & crocidolite (brown, and blue asbestos respectively) in construction products. The building was certainly built prior to the withdrawal of Chrysotile asbestos from the UK market. It is possible that asbestos containing products were used in construction, and may still be present within the building.

I note that the demolition method statement submitted does not address the risk (or otherwise) of asbestos being contained within this structure. Given the context of the site (in particular, adjacent landuses), I view this as a health & safety issue (as opposed to pollution / contamination). I expect the developer to appropriately assess the buildings for materials that require specialist removal / disposal, and to undertake & verify all works in accordance with best practice methods. I do not require sight of any assessment undertaken, or confirmation of removal works.

The closest residential property to the building is at around 140m, and in this way (assuming that the structure is clear of asbestos containing materials prior to commencement), it is anticipated that standard dust control measures (as proposed) should be sufficient to prevent nuisance or short-term adverse health impacts.

My records indicate that several fuel tank features are associated with the E block building. A site investigation has been undertaken in connection with the wider development site, and this has not identified any significant environmental releases from these features. It is expected that these features will be appropriately decommissioned & made safe if left in situ, or appropriately disposed of if removed. In consideration of the positive results from the site investigation, and relatively low risk materials stored (diesel fuel), the pre-approval of a specific decommissioning method statement is not considered to be necessary.

I would recommend the following informative on the decision notice in order to highlight the expectation that any impacted soils identified during the decommissioning of tanks or other potentially contaminating process infrastructure will be appropriately dealt with:

[Informative - Unexpected Contamination]

It is the responsibility of the developer to ensure that upon completion, the development is safe & suitable for its intended future use. Proposed works are likely to include the de commissioning &/or removal of potentially contaminating features at that site that may not have been comprehensively assessed during previous site investigations, and localised contamination may become apparent as these works progress. In the event that any discoloured soils or groundwater, oily sheens, fuel or solvent odours, or deposits / inclusions comprising fibrous or other obvious waste materials are encountered during demolition, works should cease in that area of the site until an appropriate assessment of the nature and extent of the suspected contamination has been undertaken. Environmental Health should be notified of the nature of the contamination, and how that contamination is to be dealt with.

Engineering & Landscape

No landscape objection

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:N/A

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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) Whether Prior Approval is required

(i) Principle of development

7.2 Local planning authorities are required to receive notification of any demolition. This enables the authority to consider whether the building is of listable quality, and to control the manner in which the demolition is to be undertaken and any proposed restoration of the site.

7.3 Consideration will be taken subject to compliance with the Development Plan and any other material considerations.

(ii) Whether Prior Approval is required

7.4 Currently, E Block consists of a largely single storey, double height building extending to approximately 4,725sqm at ground level, with an additional mezzanine level of approximately 2,000sqm. It is proposed to demolish this remaining building on the site in its entirety. The building was constructed in the later part of the last century and is

not of high quality design. As such this building is not considered worthy of listing.

- 7.5 The removal of the building will be subject to compliance with the Building Regulations and any other appropriate legislation. There are no important trees within or close to the building that would be affected by the demolition.

8 Conclusion

- 8.1 The demolition of this building is acceptable in principle as it has no intrinsic value. It is therefore concluded that the details are sufficient for the application to be approved.

9 RECOMMENDATION:

That the Head of Planning be authorised to for application APP/16/00603 subject to the following conditions