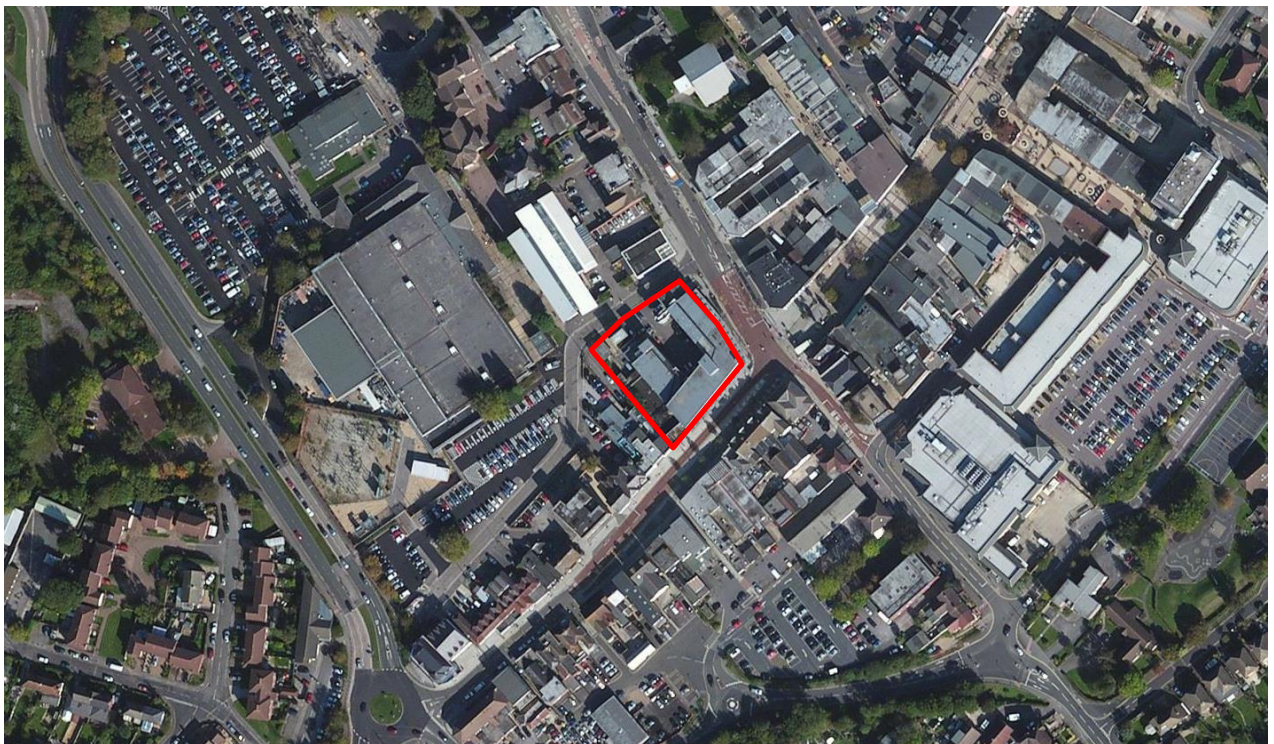


Planning Statement

**The Clockhouse & No.81C London Road,
Waterlooville, Hants, PO7 7EL**

Extension of The Clockhouse with Addition of 3rd Floor to the Principal Frontage Building together with Extensions to Rear; Replacement of No.81C with Two , 3 Storey Blocks to Provide 30 Flats (19 x 1 bed; 11 x 2 Bed) together with Associated Car & Cycle Parking, Refuse Storage Facilities and Landscaping



Pickup Town Planning
57 Sea View Road
PORTSMOUTH
Hampshire
PO6 1EW

13th September 2016

1.0 Introduction and Background

1.1 Planning permission is sought for the redevelopment of a corner property in the centre of the Waterlooville Shopping Centre known as the Clockhouse, together with adjoining property No.81C London Road. The proposals would involve the demolition of No.81C and its replacement with two, 3 storey blocks together with the addition of a third floor roof extension to the Clockhouse along with some other extensions and additions to the rear.

1.2 The site currently accommodates commercial units on the ground floor which would be retained. At first floor the building comprises a snooker club and 3 residential flats. A further 11 flats are located on the second floor of the building. The proposed development would result in the provision of 30 new flats (19 x 1 bedroom; 11 x 2 bedroom). Three of the proposed flats would be accessible units, each of which would be provided with a car parking space. The proposal would also provide each of the flats with a secure cycle store – visitor cycle parking would be provided within three Sheffield cycle racks.

1.3 Prior to submitting this application the applicants sought pre-application advice from the Local Planning Authority with regards to principle of their proposals to extend the existing building to provide 30 additional flats. The response (attached as **Appendix I**) of the LPA was positive, providing the applicants with guidance with regards to the design of the top floor and advice with regards to information that should accompany the application.

1.4 This statement describes our Client's proposal and places it in context with relevant national and development plan policy, guidance and advice. It will be concluded that our Client's application proposal should receive support and be granted planning permission.

2.0 The Application Site and Surroundings

2.1 The application site comprises a mainly three storey building located on the corner of London Road and Hambledon Road in the centre of Waterlooville. The site comprises two properties which are physically joined – The Clockhouse and No.81C London Road, which is two storeys in height. To the west of the site is Waterlooville Police station beyond which is the ASDA Supermarket.



Above: View of The Clockhouse from the East Side of Hambledon Road

2.2 To the rear of the site, which is accessed from Swiss Road, are a number of extensions which project from the principal buildings west wing. These vary in height between one, two and three storeys. A central core service area is also used for the parking of vehicles. The site currently accommodates commercial units on the ground floor which would be retained. At first floor the

building comprises a snooker club and 3 residential flats. A further 11 flats are located on the second floor of the building.

2.3 The photographs over page show the site in context with the surrounding streetscene.



Above: View of No.81C and The Clockhouse from the West



Above: View of The Clockhouse from the the North-East



Above: View into the Rear (north) of the Site from Swiss Road

2.4 The site is well located in relation to frequent bus services which stop on Hambledon Road as well as the many shops and services within Waterlooville Town Centre. The site forms part of a Strategic Delivery Site as identified by Policy CS18 of the Havant Core Strategy.

3.0 Proposed Development

3.1 The development proposed via this pre-application enquiry would involve the provision of 30 new flats (19 x 1 bedroom; 11 x 2 bedroom). Three of the proposed flats would be accessible units, each of which would be provided with a car parking space. The proposal would also provide each of the flats with a secure cycle store with visitor cycle parking being provided within three Sheffield cycle racks to the south-west of the electricity sub-station. Additionally, the applicant is prepared to meet the reasonable costs of the local authority to provide up to a further three Sheffield racks in London Road close to the main entrance to the building.

3.2 The Design and Access Statement submitted with the application explains in detail the rationale behind the layout, design and appearance of the proposed development. In short, the proposal would result in the provision of a highly sustainable mixed use development within the centre of Waterlooville.

4.0 Relevant Planning Policy

National Planning Policy

4.1 The National Planning Policy Framework (NPPF) was published by the Government on 27th March 2012. The NPPF cancels and replaces all earlier Planning Policy Guidance Notes and Statements.

4.2 Paragraph 13 of the Framework sets out the presumption in favour of sustainable development. The Government states that 'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking....' The document promotes planning principles which include making effective use of land, promoting mixed use developments that create more vibrant places, and encouraging multiple benefits from the use of land in urban and rural areas. Furthermore, the document requires Local Planning Authorities to approach development management decisions positively (i.e. to look for solutions rather than problems so that applications can be approved wherever it is practical to do so).

4.3 The NPPF states (at para.7) that there are '... three dimensions to sustainable development: economic, social and environmental.' The social dimension of sustainable development is described in the NPPF as 'supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being'.

4.4 Amongst the Core Planning Principles described at paragraph 17 the NPPF states that planning should '..promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas...' Furthermore, and with regards to mixed use development the NPPF states at paragraph 69 that LPAs should promote "...opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity..."

4.5 With regards to residential development, at para. 49 the NPPF states that 'Housing applications should be considered in the context of the presumption in favour of sustainable development'. Furthermore paragraph 50 comments 'To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should ... plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community...'

4.6 With regards to design the NPPF states at par. 57 '...It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings...' In respect of architectural design the statement comments (para. 60) that '...Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles...'

4.7 Paragraph 61 refers to the connection between people and places. It states 'Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment....'

4.8 At paragraph 94 the NPPF states '...Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations...' Paragraph 100 of the NPPF identifies that where development is necessary it should be 'safe without increasing flood risk elsewhere'. This is supported by NPPF paragraph 99 'when development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaption measures'.

4.9 Paragraph 196 of the Framework confirms that the NPPF is a material consideration in planning decisions. Paragraph 197 states, furthermore, that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development..

Local Plan Policy Context

Havant Borough Local Development Framework

4.10 The **Havant Borough Core Strategy** was formerly adopted on 1st March 2011. It is the principal document in the Council's Development Plan and sets out the spatial planning strategy for the area up to 2026. The relevant policies are as follows:-

CS6 Regeneration of the Borough

"...Planning permission will be granted for development which positively contributes by type of use and design and by its comprehensive approach to the social, economic and/or physical regeneration of the whole borough...

2. Waterlooville Town Centre, with particular focus on:
 - a. London Road public realm.
 - b. Integration of Major Development Area.
 - c. Connectivity with Wellington Retail Park.
 - d. Improved car and cycle parking, public realm and a sustainable mix of uses.."

Proposed development in relation to this policy:-

- 4.11 The proposal would result in the provision of 30 new dwellings within Waterlooville Town Centre. The proposals would result in the significant improvement of the appearance of the existing town centre site which would integrate well with the London Road public realm. The proposal respects policy CS6 ensuring the regeneration of this part of Waterlooville Town Centre with the delivery of a high quality housing development.

CS8 Community Safety

Planning permission will be granted for development proposals that:

1. Engrain community safety into the development process from the beginning.
2. Provide well-lit footpaths, cycle ways and roads providing that this does not
3. adversely affect designated habitats or the landscape.
4. Maximise opportunities for natural surveillance through good design.
5. Maximise the amount of 'defensible space' that is controlled or perceived to be controlled by residents.

Proposed development in relation to this policy:-

- 4.12 The proposed development has been designed and laid out in order to ensure public spaces and parking areas are overlooked by the proposed dwellings which would offer a high level of natural surveillance. This proposal is therefore, considered to be compliant with policy CS8.

CS9 Housing

"Planning permission will be granted for housing proposals that will: -

1. Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026.
2. Deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more and secure a suitable contribution, or on-site provision, equivalent to on average 30-40% on smaller housing developments between 5 and 14 dwellings (gross), unless a lesser requirement has been transparently justified on viability grounds.
3. Ensure mixed communities are created through the planned distribution and avoidance of a concentration of affordable housing.
4. Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.
5. Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.
6. Provide accommodation for the ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care.
7. Contribute to achieving 450 extra-care dwellings between 2006 and 2026.
8. Ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land so as to avoid unnecessary development on greenfield urban extension sites."

Proposed development in relation to this policy:-

- 4.13 The proposed development would result in the provision of 30 new housing units. The development would deliver a mix of 1 and 2 bedroom flats to meet the Borough's identified housing requirement. The applicants are aware that this policy would normally require the delivery of a proportion of the new housing as affordable housing. The applicants commissioned consultants S106 Affordable Housing to undertake a viability appraisal of their development. This report states at paragraph 2.13: -

"In summary as the residual value on all open market sale basis with no affordable housing provision is below the benchmark market value of the site there is no surplus generated to viably fund any affordable housing provision on this site."

- 4.14 Criterion 2 of policy CS9 states that affordable housing for a development of this size should ensure the delivery of between 30-40% of units as affordable housing "unless a lesser requirement has been transparently justified on viability grounds." The report from S106 Affordable Housing provides a detailed review of the costs that would be associated with undertaking this development and concludes that the development would be financially unviable if it had to deliver any affordable housing units.

- 4.15 Having taken all matters into account it is considered that the application proposal is compliant with policy CS9.

CS16 High Quality Design

"Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
 - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
 - d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
 - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
 - a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
 - b) New streets are not dominated by vehicular traffic;
 - c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.

3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.
4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.
5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.
6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building."

Proposed development in relation to this policy:-

- 4.16 It is considered that the proposed development is of a form and layout that has responded, and been informed by, the character of the surrounding urban landscape. The resultant building would step up from 3/4 storeys at its two ends on London Road and Hambledon Road to a central core of 4 storeys. Following the pre-application enquiry the initial scheme has been revised so that the front elevation of the proposed upper floor would be set back from the line of the buildings front façade by approximately 1.0m. The flats on this floor would be provided with Juliette balconies.
- 4.17 Additionally, Officers advised that a "Noise and External Plant Assessment" should be undertaken to ensure future residents would be protected from noise generated by the externally mounted plant associated with HVAC / heat pumps / chillers (etc.) & food uses on ground floor retail units of the building. An "Acoustic Testing Report" by Airtight and Noisecheck Limited is submitted with this application. This report provides detailed noise measurements in respect of existing road noise and plant and machinery installed to the exterior of the existing building. The report proposes a raft of mitigation measures and concludes by stating at paragraph 10.3 that "The mitigation measures listed within this report are very robust and comprehensive. If they are implemented throughout the site then the future residents should be able to enjoy a reasonable standard of living. Upon implementation of the comprehensive mitigation measures, the internal criteria of BS8233: 2014 should be met within the noise sensitive bedrooms at the proposed development at Clock House, Waterlooville. The applicants would accept the imposition of a planning condition requiring the implementation of the suggested noise mitigation measures should the LPA grant planning permission for this development.
- 4.18 The design of the proposed flats has been carefully considered in order to ensure future residents are provided with a high quality living environment in a sustainable location. These have been designed in accordance with standards and guidance provided by the Borough Design Guide SPD, Adopted 14th December 2011. It is considered, therefore, that the proposed development is compliant with policy CS16.

CS17 Concentration and Distribution of Development within the Urban Areas

“Development will be permitted that makes the most effective use of land in the borough by granting planning permission that:

1. Concentrates new housing... within the five urban areas of ...Waterlooville...
2. Prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.
3. Broadly distributes the new housing and employment development in the five areas of the borough...”

Proposed development in relation to this policy:-

- 4.19 This site is identified by the LPA as site W109 in the Havant Borough Local Plan (Allocations), Adopted 23rd July 2014, as a mixed use allocation. Whilst it is acknowledged that this allocation did not envisage the provision of dwellings within the wider site area it is considered that the proposals would result in a significant improvement of the sites visual integration with existing development on London Road, Hambledon Road and Swiss Road to the north. The proposals would result in greater number of people living within the town centre area which would result in increased use of local shops and services so improving the long term viability of existing businesses within Waterlooville Town Centre. This proposal will, therefore, facilitate the concentration and distribution of housing across the Borough and is considered to be compliant with policy CS17.

Policy CS18 Strategic Site Delivery

“The strategic sites are critical to achieving the Core Strategy vision. The council will permit development at the following strategic sites in accordance with the Development Requirements set out in the strategic site profiles:

...

4. Major Development Area and Waterlooville Town Centre Integration...”

Proposed development in relation to this policy:-

- 4.20 Policy CS18 advocates the integration of the West of Waterlooville MDA and Waterlooville Town Centre. It is considered that the proposed development would result in a much improved relationship between the sites north elevation in the way that it addresses the public realm in Swiss Road. Consequently, the proposals would result in a much improved appearance of the site encouraging greater movement and connectivity between this site and the ASDA site to the west. Given the foregoing the proposal is considered to be compliant with Policy CS18.

CS19 Effective Provision of Infrastructure

This policy requires new development to make the most effective use of / or provide local infrastructure as may be necessary.

Proposed development in relation to this policy:-

- 4.21 Future residents of the proposed housing would have excellent access to local public transportation services as well as existing shops and services. As such, it is likely that the development would result in increased use of these services which would help secure their long term future and financial viability. The proposed development is considered, therefore, to be compliant with Policy CS19.

CS20 Transport and Access Strategy

This policy states that development will be permitted that “...is consistent with and contributes to the implementation of the ‘Reduce, Manage and Invest’ strategy... does not increase congestion and promotes better use of existing transport networks...”

Proposed development in relation to this policy:-

- 4.22 The proposed development would result in parking provision in accordance with the Parking SPD. The site is very well located to bus stops within Hambledon Road and London Road. The frequent and regular services from these stops would provide future residents with an accessible and realistic alternative means of transport to the private motor car. A Transport Statement by pdtHampshire which is submitted as part of this application considers transport and access matters in relation to this development.
- 4.23 As part of their response to the pre-application enquiry the LPA stated “The Highway Authority has assessed the submission and has no adverse comment on the principle of the proposals, but any subsequent planning application should illustrate the size and type of vehicle that could service the rear of the retail units. The proposal does not meet the current HBC parking standards but would meet the new proposed HBC standards.
- 4.24 The pre-application response also stated “The traffic team would comment that despite the convenience of the location, many of the new residents will without a doubt, be car owners who will be obliged to park some way from the development, on unrestricted streets in Waterlooville. As a result the Traffic Management Team request that provision is made for a sum no less than £3000 to be provided by the developer to be set aside to allow a TRO to be processed within a three year period of the construction of the development.”
- 4.25 The applicant is happy to provide, as part of a S106 planning obligation, the requested financial contribution to fund the necessary TRO. Given the foregoing the proposed development is considered to be compliant with policy CS20 of the Core Strategy.

CS21 Developer Requirements

Development will be permitted if on-site and/or off-site infrastructure requirements are met.

Where new or improved infrastructure is essential for planning permission to be granted the council will require the on-site or off site provision and/or contributions through planning obligations, agreements or tariffs in accordance with the relevant legislation for off-site provision. The need for contributions will depend on information and advice from infrastructure providers on the expected impacts of the development on all the infrastructure types...

Proposed development in relation to this policy:-

- 4.26 The need for many forms of infrastructure contributions made by developers has now been superseded by the Community Infrastructure Levy (CIL). However, the applicants will have to make a contribution of £176 per dwelling in respect of Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development. The reasoning for this is provided at paragraph 3.25. Given the foregoing the proposed development is considered to be compliant with policy CS21 of the Core Strategy.

DM12 Mitigating the Impacts of Travel

“New developments will be required to mitigate their travel impact, including the environmental impacts of travel (such as noise, air and visual pollution) and impacts on amenity, health and climate change...”

Proposed development in relation to this policy:-

- 4.27 With regards to policy DM12 of the Core Strategy it is considered, given the restricted use of the London Road and Hambledon Road to general motorists, that future residents would not experience high levels of noise, air and visual pollution from road traffic. The proximity of the site to convenient public bus services would also offer residents a realistic alternative to use of the private motor car, therefore, reducing exhaust emissions. A Transport Statement by pdtHampshire, which is submitted as part of this pre-application enquiry, considers transport and access matters in relation to this development. Consequently, the proposal is considered to be compliant with policy DM12 of the Core Strategy.

DM13 Car and Cycle Parking on Residential Development

This policy states that: - “Residential development will only be permitted where it provides car parking and cycle storage in accordance with the standards set out in the Residential Car Parking and Cycle Provision Supplementary Planning Document.”

Proposed development in relation to this policy:-

- 4.28 The proposed development would result in the provision of 3 on-site parking spaces for the three accessible units together with cycle parking provision in accordance with the Council’s Parking SPD. It has been considered appropriate to introduce nil on-site car parking for the other 27 flats given that this is a highly sustainable town centre location. The rationale to parking provision is explained in the Transport Statement by pdtHampshire which is submitted as part of this pre-application enquiry. Additionally, nil on-site provision for the 27 units has been accepted by the Council’s Highway Engineers at the pre-application stage. The site is considered to be conveniently located to frequent and regular services bus from these stops which would provide future residents with an accessible and realistic alternative means of transport to the private motor car. Given the foregoing the proposed development is considered to be compliant with policy DM13 of the Core Strategy.

Havant Borough Local Plan (Allocations), Adopted 23rd July 2014

- 4.29 The Allocations Plan replaces the remaining saved policies for the Havant Borough District-Wide Local Plan and includes a number of policies in addition to those in the Core Strategy. Of relevance to this application are the following policies: -

Policy AL1 Presumption in Favour of Sustainable Development

“...the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF)...”

Policy AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements

“...The urban area boundaries for Emsworth, Havant and Bedhampton, Hayling Island, Leigh Park and Waterlooville are defined on the Policies Map...”

“Policy WA2 Waterlooville Mixed Use Allocations”

The following sites are allocated for mixed use development:

Ref. Location/Address Site area Proposed uses

....

W109	Asda/Clock Tower	3.22 ha	Housing (No net dwelling increase)
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....

Planning permission will be granted provided that detailed proposals:

1. Are broadly consistent with the indicative provision for the number of dwellings and/or floorspace.

2. Take account of all site specific development requirements set out below in the supporting text.

Site Name: Asda/Clock Tower	Site Ref/Policy Number: W109
Description of Site: Comprises the existing Asda Store and surface parking. The site has been identified as an opportunity site through the Waterlooville Town Centre Framework SPD. It represents an important redevelopment opportunity for the town centre that has the potential to transform it in terms of urban design and shopping facilities. The Waterlooville Major Development Area (MDA) to the west represents an opportunity for integration with the rest of the town centre.	
Known Constraints: • TPOs adjacent • Potential ground quality issues associated with previous and/or current use of site • Potential air quality and noise issues relating to the amenity of future occupants • Moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Local bus services	
Existing Accessibility to Local Services/Facilities: • The site is located in Waterlooville Town Centre providing a full range of local services and facilities	
Site Opportunities: • Potential to improve vitality and viability of Waterlooville Town Centre • To improve links to the MDA • Provide new homes including affordable housing • Utilising brownfield site in this highly sustainable town centre location	
Policy W109 - Site Specific Development Requirements: • Provide a high quality design in keeping with the design proposals set out in the Waterlooville Town Centre Urban Design Framework SPD • Provide appropriate integration with the town centre and the MDA as set out in Policy CS18 of the Core Strategy • Heritage Statement, of an appropriate level of detail, to support planning application • Investigate ground/air quality conditions, as part of a planning application • Relocate existing Asda Store, or reprovide it on redeveloped site if required • Design and layout should aim to retain and protect TPO trees • Opportunity to utilise topography on site and surrounding it to maximise use of the land (possibility of undercroft car parking subject to acceptable design) • Access to be provided to the satisfaction of the highway authority	

Proposed development in relation to this policy:-

- 4.30 The site the subject of this planning application comprises only a small part of the site area given the wider Site Reference / Policy No.W109. This policy states that the development of this site "Should provide a high quality design in keeping with the design proposals set out in the Waterlooville Town Centre Urban Design Framework SPD." It goes onto state that this should "Provide appropriate integration with the town centre and the MDA as set out in Policy CS18 of the Core Strategy."
- 4.31 The SPG relating to Waterlooville Centre was adopted in 2004 and is now considered to be fairly dated. It does not appear that this has been replaced, so far, with a revised SPD document as is suggested in the text of W109. The SPG envisages the comprehensive redevelopment of the ASDA site to the west along with the site that is the subject of this application. As has been explained at paragraph 4.16 the proposed development would result in the modification and improvement of a small part of the wider W109 site. The proposals would result in a development that would improve, significantly, the visual appearance of the existing building on all its elevations. The proposals would address the public realm in a way that would encourage greater activity at ground level and so improve the connectivity of the site with other uses to the west. The proposed development is considered, therefore, to be compliant with the general aims of Policy WA2.

Policy DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development

Planning permission will be granted for residential developments that avoid or mitigate a likely significant effect on the SPAs, caused by recreational disturbance through the incombination effect of net additional dwellings. This mitigation can be provided through:

-
- a) A financial contribution.
 - b) A developer provided package of measures associated with the proposed development designed to avoid or mitigate any significant effect on the SPAs subject to meeting the tests of the Habitats Regulations.
 - c) A combination of measures in (a) and (b) above.

Where these measures cannot be provided development proposals will be refused, unless the applicant can show, subject to meeting the tests of the Habitats Regulations, that there would not be an adverse effect on the integrity of the SPAs.

The provisions of this policy do not exclude the possibility that some residential schemes, due to their size/and or location, may require individual assessment under the Habitats Regulations on advice from Natural England and additional site specific avoidance or mitigation measures.

Proposed development in relation to this policy:-

- 4.32 As from the 30th June 2014, the Council has sought financial contributions towards the Solent Disturbance Mitigation Project (SDMP). Natural England has advised the Council that a contribution of £176 per dwelling is required to mitigate against the effects of recreational disturbance on the Solent Special Protection Area (SPA). The LPA seeks to secure such contributions, for development of 1 or more dwellings, via Policy CS21 of the Local Plan (Core Strategy) 2011 and Policy DM24 of the Local Plan (Allocations), 23rd July 2014. The applicant is happy to make this contribution via an appropriate S106 Planning obligation.

Parking Supplementary Planning Document (SPD) adopted 27th July 2016

- 4.33 This document sets out Havant Borough Council's off-street parking standards relating to new development in the Borough. Applications for planning permission will be assessed against the guidance set out in this document.

Proposed development in relation to this policy:-

- 4.34 This application is supported by a Transport Statement by pdtHampshire which assesses the proposed development in relation to this document. Additionally, the Council's Engineers have commented on the pre-application proposal that "The Highway Authority has assessed the submission and has no adverse comment on the principle of the proposals...The proposal does not meet the current HBC parking standards but would meet the new proposed HBC standards." It is considered, therefore, that the vehicle and cycle parking requirements for this application are in compliance with the new Parking SPD.

Borough Design Guide SPD, Adopted 14th December 2011

- 4.35 The Borough Council adopted its "Borough Design Guide Supplementary Planning Document" on 14th December 2011.
- 4.36 The aim of the Havant Borough Council Design Guide Supplementary Planning Document (SPD) is to provide detailed information that supplements Policy CS16 of the Havant Borough Core Strategy, to raise the standard of design across the Borough and set out what the Council expects developers to deliver in terms of the design of new developments and how the distinctive character and qualities of the Borough should be respectfully improved and enhanced through development.
- 4.37 This document provides detailed guidance concerning Character, Movement, Legibility, Continuity and Enclosure, Public Realm, Diversity and Detailing and Adaptability and Sustainability. It also provides "Specific Guidance on Residential Developments."

5.0 Pre-application Enquiry

- 5.1 Prior to submitting this planning application our clients made a pre-application enquiry (LPA Ref: GEN/16/00519) to the LPA with a proposal that was very similar in terms of its quantum of development and design. Following a meeting with Officers on 1st June 2016 the formal response to the pre-application enquiry was received on 10th June 2016.
- 5.2 The pre-application response was generally supportive of the proposed development and provided additional comments regarding, in particular the setting back of the front elevation of the proposed 3rd floor. It was recommended that the elevation should be set back from the line of the buildings principal façade by between 1.0m and 1.2m. The revised drawings submitted with this application propose a setback of approximately 1.0m. This solution is considered to reflect the pre-application advice to give the top floor of the building greater articulation and added visual interest within the streetscene. The provision of a greater setback distance has resulted in the loss of some of the internal floor space in the building which has, in turn, meant that one of the 2 bedroom flats has reduced in size to a single bedroom flat.
- 5.3 With regards to site contamination Officers accepted that the “development largely consists of conversion & alteration of existing buildings (not involving groundworks)” however advised that “you may wish to undertake some limited site investigation in order to improve certainty and boundaries on future liability...” The applicants would expect these works to be the subject of a condition which they would happily accept as a condition of any forthcoming grant of planning permission.
- 5.4 Officers also advised that the application should be accompanied by additional information including Design, Access and Planning Statements, Transport & Parking Assessment, Drainage Strategy, Foul Sewage and Utility Assessment and a Noise and External Plant Assessment. All of these statements accompany the application.
- 5.5 Officers also advised that it would be advisable to also submit a Land Contamination Assessment, Travel Plan and a Affordable Housing Statement. As has been stated with regards to contamination the applicants would happily accept as a condition of any forthcoming grant of planning permission. Similarly, the applicants would consider providing a Travel Plan as following the implementation of a condition. This application is also supported by a “Affordable Housing Viability Report”. This report concludes that the development would not be financially viable if it was required to provide any of the housing as affordable housing. As such, there is no need for a specific Affordable housing Statement.

6.0 Conclusions

- 6.1 This application proposes the updating and substantial improvement of an existing Town Centre site. The proposal would provide a high quality residential development within a highly sustainable location in the centre of Waterlooville. The proposals would improve, significantly, the way in which the building would address the surrounding public realm so improving connectivity in and around the site.
- 6.2 It is concluded that, in terms of current planning policy, the proposed development would be an example of ‘sustainable development’ and would, as such, be compliant with both the NPPF and the Havant Borough Core Strategy and the Havant Borough Local Plan (Allocations) document.

APPENDIX 1

PRE-APPLICATION ENQUIRY RESPONSE FROM LPA 10TH JUNE 2016

REF: GEN/16/00519