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Ask For: Mrs D Haywood
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10 June 2016

Dear Mr Pickup

Site Location: The Clockhouse and 81c London Road, Waterlooville, PO7 7ER

Re: Redevelopment of site.

I am writing to you further to your enquiry received on the 04 May 2016 regarding the above address.

Site Description and Proposal

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.

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 to Provide 30 Flats (18 x 1 bed; 12 x 2 Bed) together with Associated Car & Cycle Parking, Refuse Storage Facilities and landscaping.

Policy Context

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Principle

Policies CS6(Regeneration) and CS9 ((Housing) support the proposal in principle. It would provide additional dwellings in a sustainable location, maximise land in the urban area for housing(CS17) and support the regeneration of the town centre (CS6).

The site falls within the WA2 site allocation which covers a larger area inclining Asda. The site is slightly isolated from the larger area enabling the site to come forward without compromising any coordination of development matters.

The site occupies a prominent location and to maximise the regeneration opportunities and achieve a high quality design further details of the finish of the development including the existing structure will be required at the application stage. The retention of the clock feature is welcomed.

The impact on the character and appearance of the area

The existing buildings are dated and the application provides the opportunity to visually improve the appearance of the buildings and the visual amenities of the area. The site occupies an important and prominent location and whilst the general approach is supported, there is concern regarding the limited set back of the top floor in respect to the main elevations. I note your concerns that balconies can be used for clutter and hence detract from the overall appearance of the site, however, I am not convinced that the set back shown is sufficient to achieve the level of articulation required, and in this case this would be the overriding consideration. I recommend a set back of between 1m and 1.2m. However, should you have examples of smaller set backs that have been successful for this form of development I would be happy to reconsider the matter.

The impact on neighbours residential amenities

The main impact relates to the property that lies to the west. It has not been possible to access this property and the impact on windows in the rear of this property would need to be assessed as part of any planning application. I would refer you to the guidance set out in the Borough Design Guide.

Highway Considerations

The application states: It has been considered appropriate to introduce nil on-site car parking for 27 flats given that this is a highly sustainable town centre location. 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.

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.

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 Waterloo. 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.

Housing

The Housing Officer has advised that :-

This proposal would need to comply with Core Strategy policy CS9. 2 by providing 30-40% affordable housing; this would equate to a minimum of 9 units, the precise mix and tenure to be agreed with the local authority prior to commencement. Within their Planning Statement reference is made to policy CS9 but the statement should also make direct reference to the affordable housing requirement.

Environmental Health

The site is brownfield, being subject to several phases of development / redevelopment and representing vacant / derelict land for a short period. Consequently, some shallow made ground containing construction / demolition wastes is expected to be present at the site, and some informally imported (e.g. fly tipped) material is also possible.

Asbestos in buildings is *potential pollution* which will need to be managed during works as part of the construction environmental management plan..

It is acknowledged that development largely consists of conversion & alteration of existing buildings (not involving groundworks). This would both limit the opportunity to investigate potential contamination, and also the possibility of mobilisation (of potential contaminants) during construction.

Some post demolition trial-pitting and soil sampling to characterise made ground may be appropriate, but given the nature of development & general lack of potentially contaminating landuses, it may be equally appropriate to manage this as a construction risk and proceed under a watching brief for 'unanticipated significant contamination' (especially asbestos). Characterisation & possible remediation would be required if suspected asbestos (or other significant contamination) is found / identified during groundworks.

You may wish to undertake some limited site investigation in order to improve certainty and boundaries on future liability, and would I recommend that if such work is undertaken, copies are made available to the LPA for completeness of the record.

There exists a number of externally mounted plant associated with HVAC / heat pumps / chillers (etc.) & food uses of ground floor retail units of the building (i.e. noise & odour). An assessment and mitigation in respect to this will be required.

Waste

As part of the proposal the current location / area for waste receptacles needs to be reviewed and rationalised to improving the area and enhance the emptying of the bulk bins. I am currently awaiting further information on this and will update when it is received.

Developer contributions/Community Infrastructure Levy

From the 30th June 2014, the Council introduced the Solent Recreation Mitigation Partnership (SRMP). The SRMP was introduced with the advice of Natural England and they have advised that a contribution of £176 per dwelling will be required to mitigate against the effects of recreational disturbance on the Solent Special Protection Area (SPA).

The contribution will be applied to all new development of one or more dwellings. The Council has agreed two ways of securing the contribution:

- 1) Up front payment prior to commencement of development - this can be used for development of 1 to 4 dwellings
- 2) Section 106 legal obligation (this must be used for applications of 5 or more dwellings, where there will be additional contributions payable).

For both options, administration and monitoring fees will be added. Further details can be provided on request.

The proposed development would be subject to the Community Infrastructure Levy details of which are available on the Council's website:

<http://www.havant.gov.uk/planning-policy-design/community-infrastructure-levy>

The relevant contribution level for this site would be £80 per square metre of new residential floorspace. CIL Liability is subject to indexation, based on the BCIS index. If planning permission were issued this year it would be indexed linked to 2016 from a base year of 2013 and an increase of approximately 20.04% will apply.

In addition, as set out above, an ecology mitigation contribution of £176 per dwelling will be required plus admin and monitoring fees..

Within the S106, an employment and skills plan would be required, funding of £3000 for a TRO and possibly a Travel Plan. I have consulted Hampshire County Council regarding school provision and will update you on any comments received. The details of the affordable housing provision would also form part of the legal agreement.

Validation Requirements

In order to validate and consider any subsequent application, I consider that the following documents/assessments are necessary;

Design, Access and Planning Statement (including assessment of any impact on heritage assets)

Land Contamination Assessment (see comments above)

Transport & Parking Assessment

Travel Plan

Drainage Strategy

Affordable Housing Statement

Noise and external plant Assessment

Community Infrastructure Levy (CIL) Form

Foul Sewage and Utility Assessment

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

This advice also only relates to planning matters, and does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.

Yours sincerely

Mrs D Haywood

Principal Planner

Our Ref: GEN/16/00519