

**Supporting Planning Statement:
Application for Outline Planning Permission with Some Matters Reserved
Three Proposed New Dwellings, 82a Jubilee Road, Waterloooville, PO7 7RE**



13th April 2015

1.0 Introduction

- 1.1 This document is written in support of a planning application for outline permission with some matters reserved lodged via the Planning Portal with Havant Borough Council.
- 1.2 The application is made by Plum Architects Ltd on behalf of the property owners Fiskal Ltd.
- 1.3 Besides this statement the application consists of the following:
 - Drawing No. PA13-119:01 Site Survey (site as existing)
 - Drawing No. PA13-119:03 Site as proposed
 - Drawing No. PA13-119:04 Proposed plans and site sections
 - Arboricultural Assessment and Method Statement
 - Biodiversity Checklist
 - Completed application documentation
- 1.4 As this forms the first resubmission of a scheme previously withdrawn less than one year ago no planning fee is attached.

2.0 Site Context and Surrounding Area Evaluation

- 2.1 The site is comprised of a broadly level plot of land, approximately 980m² (0.098 hectare) in size and sited to the north of the centre of Waterloooville on the fringes of the Waterloooville Industrial Centre.
- 2.2 Jubilee Road threads between the Aston Road Industrial Estate to the south with its large commercial structures and Jubilee Park to the north, a municipal communal green space. Houses along the road are generally mid C20, 2 storey, semi-detached or terraced properties although are interspersed with further commercial structures.
- 2.3 Many later infill developments have increased the density of the relatively fine urban grain such as Coronation Road immediately to the south with its mix of terraced, semi-detached and detached houses and flats.
- 2.4 Slightly further afield residential developments to the north of Milton Road have a characteristically dense urban pattern.



Aerial view of site

3.0 Existing Site

- 3.1 The existing site comprises of a parcel of land set behind a meeting hall and 2 large detached bungalows/chalets. It connects with Jubilee Road via a tarmac driveway which leads to a concrete primary area and a broken concrete secondary area currently in poor condition. A secondary access exists to the east beside a recent residential development.
- 3.2 The north western section of the site is filled with a series of large industrial buildings of varying lengths giving a frontage of 4 gables onto the park behind.
- 3.3 Two prominent oak trees sited beyond the northern boundary have grown up in close proximity with the existing structures. Their influence is discussed in the attached arboricultural assessment although no works are required to be able to implement the proposals. Other local planting is also reviewed in the accompanying report.

4.0 Reasons for Change of Use

- 4.1 The site has been poorly utilised for a number of years and the lack of suitable tenant has created problems with the maintenance and security of the site. Vandalism has been a longstanding problem and even the marketing boards affixed to the perimeter fencing have been stolen.
- 4.2 It appears that the condition of the buildings (noted as 'life expired' during a survey in 2012) together with the hidden away nature of the site, hemmed in between low rise residential structures, has made the site unattractive as a commercial proposition.
- 4.3 With no suitable tenants willing to lease or purchase the site a temporary arrangement was made with a small scale vehicle repair firm to let the units on a 'peppercorn rent' simply to ensure that the place was occupied. Obviously this is not sustainable as a commercial venture. Consequently no maintenance is being undertaken and the site is falling further into a semi-derelict state.
- 4.4 Following discussions with the local authority it was apparent that redevelopment as a residential use would be an acceptable alternative and welcomed within the framework of the Local Plan. It both fulfils a need locally whilst ensuring that the site is maintained and visually improved. It will also ensure that the security of this concealed location is positively enhanced.

5.0 Planning Policy

- 5.1 The following planning policy documents have been referenced:
 - National Planning Policy Framework (March 2012)
 - Havant Borough Local Plan (Allocations) adopted July 2014
 - Havant Core Strategy (March 2011)
 - Havant Borough Residential Parking and Cycle Provision (March 2010)
 - Havant Borough Council Design Guide (December 2011)
- 5.2 Pre-application advice was sought from Havant Borough Council and confirms the suitability of a residential use (see HBC email ref GEN/12/01240 dated 17th January 2013). Evidence of the marketing campaign and lack of commercial appeal is appended to this statement and examined in more detail in section 6.0.
- 5.3 One of the objectives in chapter 6 (Housing) of the Local Plan, is that sufficient space for 6,300 new homes is found within the Borough between 2006 and 2026. This is further reiterated in Policy CS9 within this chapter.
- 5.4 The issue of density is also addressed in clause 4 of the policy which states that “a suitable density of development for the location” is to be achieved.
- 5.5 Of further relevance are Policies CS14 Efficient Use of resources requiring a Level 3 Code for Sustainable Homes rating and CS16 High Quality Design.
- 5.6 Within the Proposals Map the site is located within the Urban Area and falls within one of the Borough’s highlighted five urban areas. Policy CS17 confirms that development will be granted within these zones.
- 5.7 It is also worth noting that the site falls outside of the Flood Risk Zone 3 area which runs to the north of Milton Road.

6.0 Marketing Process

- 6.1 The site has been offered for sale since October 2010 with no success. From January 2012 a concerted marketing process has been continuously underway by means of site boards, internet advertising and promotion with commercial agents. Records of this process and the responses received are attached as an appendix to this document.
- 6.2 In January 2013 the marketing process resulted in a response from Richard Nash, Senior Planning Officer with Havant Borough Council confirming that, *“in this case the extent of marketing that has been carried out, and the supporting evidence available, would be sufficient to satisfy the Council that realistic efforts have been made to market the premises properly”*. The statement concluded by suggesting that the information be formally resubmitted with any proposed application.

7.0 Planning Process

- 7.1 Negotiations with the local authority concerning a change of use commenced in 2012. Initial pre-application responses were received back in January 2013 from planning officer Richard Nash and used to inform a subsequent outline planning permission for four dwellings (application reference APP14/01025). The application was administered by planning officer Aaron Wright.
- 7.2 This application was subsequently withdrawn in November 2014 following discussions with the local authority amid a feeling that four units was a slight over development.
- 7.3 A revised scheme was submitted for informal comment In January 2015 and dealt with by Development Management Team Leader Stephen Cantwell. This was subsequently passed back to Richard Nash, Senior Planning Officer who made the following observations and suggestions:
- Resubmit marketing evidence
 - Bungalows/chalet dwellings would be appropriate
 - Reduce plot 1 in height to produce a stepped approach to the three ridge heights
 - Avoid clear glazed side facing windows
 - Parking acceptable (show consideration for cycle storage)
 - Confirm tree retention
- 7.4 In addition the comments of the previous application consultees was raised and these are referenced in section 8.0 below.

8.0 Consultee Responses

- 8.1 Police. A request to add lighting to the shared driveway was stated. It is felt that high level lighting would be a nuisance to neighbouring properties and so low level bollard lighting is indicated on the proposed site layout. In addition the boundaries were suggested to be 1.8m high close boarded fencing. Again, this is indicated on the proposals plan.
- 8.2 Waste. No comments were raised, however, a gated side access to each property enables bin storage to be concealed to the rear of each property.
- 8.3 Environmental Health. It is anticipated that the previous commercial use will require a desktop contamination study to be undertaken at Reserved Matters stage. Depending on findings a soils analysis and possible subsequent mitigation may be required.

9.0 Proposals

- 9.1 This is an outline application only. The detail of final specification, internal plans and elevations will be reviewed under a Reserved Matters application. However the basic arrangement is defined within this application and detailed below:
- 9.2 **Layout.** It is proposed to locate 3 no. new dwellings on the site accessed via the existing driveway from Jubilee Road. These are arranged as a staggered terrace with ridge height ascending in height away from the existing bungalow to the south on Jubilee Road. The structures will have a gross footprint of 56.5m² each. This totals some 169.5m² which equates to a reduction in built form for the site of 101.5m² (not including the existing smaller outbuildings). In terms of plot density this equates to less than 45 units per hectare and so is classed as low density. Whilst the surrounding residential areas have densities between low and medium this is exaggerated due to the number of flats locally.
- 9.3 **Architectural Style.** Architectural details will form part of a Reserved Matters application for later determination. It is anticipated that the dwellings will be of standard dual-pitched roofs running front to back (east to west) with gable windows to each end.
- 9.4 **Scale and bulk.** The stepped nature of the ridge heights responds to the heights of the properties locally. Unit 1, type A, (to the south and closest to the neighbouring dwellings) will be a bungalow in external form with limited accommodation at first floor and no first floor windows facing to either side. Units 2 and 3, type B, will be more conventional chalets with larger first floor accommodation although arranged in a similar configuration with windows restricted to the front and rear elevations. An existing neighbouring garage serves as a buffer between the new and existing dwellings.
- 9.5 **Height.** Unit 1 (type A) will have a ridge height of approximately 5.6m above ground level and an eaves height of 2.6m. Units 2 and 3 (type B) will have a ridge height of approximately 6.4m above ground level and an eaves height of 3.2m.
- 9.6 **Materials.** Surrounding buildings are a mix of red brick and painted render. Whilst the elevations will be subject to Reserved Matters this combination is considered suitable within the context.
- 9.7 **Amenity.** Approximate rear garden lengths are indicated on the proposed site plan and range from 11.5m to 16.8m. This gives good amenity space and acceptable space separation to the nearest dwellings behind. No windows are located to the side elevations below 1.7m head height ensuring no overlooking to new or existing properties is experienced.
- 9.8 **Landscaping.** Whilst no landscaping scheme is presented at this stage it is clear that there will be a reduction in the area of non-porous surface from around 620m² to 504m². Within the site the concrete surface will be removed and replaced with block paving to delineate vehicle and pedestrian areas. Works to the existing trees within the site are detailed along with an assessment of impact on those beyond the site in the attached arboricultural assessment and method statement.
- 9.9 **Visual impact.** The site will have minimal visual impact from the public highway but will be more visible from within Jubilee Park. Regardless the length of built form is reduced from that presented by the current industrial buildings and will offer greatly improved visual appeal.

10.0 Highways

- 10.1 The current connections with the highway remain. Whilst it's limited width not ideal (a little over 3m for the first 24m from the highway connection) this occurs in a straight line giving visibility along its full length. Moreover, it is clear that this has been servicing a number of commercial operations for many decades. The setback building line along the main part of Jubilee Road ensures that visibility in both directions along the main highway from the connection is good.
- 10.2 Parking within the site will comprise two spaces per dwelling in line with Havant policy of 1 to 2 spaces per three bed dwelling. They are sized at 2.5m x 5m which exceeds the 2.4 x 4.8m required minimum giving easier accessibility.
- 10.3 Cycle storage is provided at 2 covered, secure spaces per dwelling via dedicated sheds within each garden. Short term visitor spaces will be provided by means of a metal loop secured to the side walls of each dwelling within the side passageway. This again accords with the Havant Borough Council supplementary planning document.

11.0 Sustainability

- 11.1 It is intended that each dwelling will be constructed to a minimum Code for Sustainable Homes, Level 3 standard.

1.0 Conclusions

- 1.1 These proposals seek to establish the principle in outline form of 3 residential dwellings as a replacement for an unsightly, unviable and inappropriate commercial development within a primarily residential environment.
- 1.2 As a consequence they will reuse previously developed land within the Urban Area for much needed additional housing as identified within the Local Plan without compromising the amenity of new or existing occupants.

Enquiry Schedule

82a Jubilee Road - Interested parties

Applicant:	Action taken:	Date:	Outcome:
Nick Adams	Particulars sent	28/02/12	No further action.
Damien Gaffney	Particulars sent	25/01/12	Offer of £80,000 put forward.
Mark Harris	Particulars sent	16/02/12	No further action.
Mr Webb	Particulars sent	16/02/12	No further action.
Ms Margaret Neil	Particulars sent	16/02/12	No further action.

Leaflet drop enquiries

Applicant:	Action taken:	Date:	Outcome:
Jacqui Clark	Discussed property	10/2010	Initial discussion about use for car repair.
Philip Stokes	Discussed property	11/2010	Put off by cost of ground rent.
Steve Ren	Discussed property for roofing business	01/2011	No further action.
Calibre Metal Spinning Ltd	Discussed property	02/2011	Applicant decided use would be too intensive for property and would disrupt neighbours.
Lenny Hedges	Discussed property	03/2011	Didn't stack up (Property Developer).
Raymond Chalmers	Discussed property	04/2011	Put off by cost of ground rent.
Peter Hucklebridge	Discussed property for roofing and building contractor.	05/2011	No further action.
Owen Fletcher	Discussed property for paving business	05/2011	No further action.

Kevin Mitchell	Discussed property for car storage	05/2011	No further action.
Dean Mew	Discussed property for Boat building	05/2011	No further action.
Hugh Ellacombe	Discussed property for redevelopment	07/2011	No further action.
Andy Dolby	Discussed property for workshop space	08/2011	Put off by cost of ground rent.
Jim	Discussed property for private storage of classic cars.	08/2011	Put off by cost of ground rent.

GARNER WOOD

Commercial Property Surveyors
Valuers & Estate Agents

D & R Signs
Unit 6 Lysses Court
High Street
Fareham
Hampshire
PO16 7BE

Fax: 05601 133607

Garner Wood Limited
Atlantic House, 114 Kingston Crescent,
Portsmouth, Hampshire PO2 8AL

Tel: 023 9262 9000

Fax: 023 9262 9001

E-mail: property@garnerwood.co.uk

Website: www.garnerwood.co.uk

Order Number	590	Date	24/01/2012
GW Code	4489	Originator	Sau Wan Lai
		Instruction	Erect
Board Size	4x3	Style	Flat Board
Property Address	82a Jubilee Road, Waterlooville		
Board Location	On the gate which does not have a board on it already - photo attached.		
Other Information			
Client Name	Garner Wood Limited		
	Board Collected ☐		

Thank you for your assistance, if you have any queries please
do not hesitate to call.

Directors
Michael A Wood BSc (Est Man) FRICS
Clive M Garner BSc (Est Man) FRICS MCIArb

Garner Wood Ltd. Registered in England No. 3121780
Registered office as above

Estates Gazette Property Link Report

Downloaded: 12/11/2012

Managing Agent: CMG

Property Address	Reference	Publish Date	Expiry Date	Advert Type	Status
82a, Jubilee Road, Waterlooville, Hampshire, PO7 7RE		20/01/2012 14:31:33	18/04/2013 23:59:00	Normal	Published

Main Agent Email	Email	Organisation
woody@garnerwood.co.uk	clive.garner@garnerwood.co.uk	Garner Wood

Activity for Last 30 days				
Contact Details Views	Advert Views	Email Enquiries Submitted	Website Clicks From Advert	Attachment Downloads
0	98	0	0	5

Total activity				
Contact Details Views	Advert Views	Email Enquiries Submitted	Website Clicks From Advert	Attachment Downloads
9	1045	4	0	59

ENQUIRY SCHEDULE for 82a Jubilee Road, Waterloooville, Hampshire, PO7



Light Industrial
82a Jubilee Road
Waterlooville
Hampshire
PO7

2,695 sq ft
Lease - £ POA. Hold - £250,000

Garner Wood Commercial
023 9262 9000
Nicholas Holtby

[PDF](#)

The property is situated on its own enclosed site and comprises an industrial unit with a mix office and open workshop. The unit has the benefit of external yard and parking. Refurbishment works are required.

Agents with matching Client Requirements - Retained

Agent Name	Agency	Contact Number	Email	Reference
Pat Christian	Fairhurst Estates Ltd	0161 476 9425 / 0161 476 9476	pat.christian@fairhurst-estates.co.uk	
Pat Christian	Fairhurst Estates Ltd	0161 476 9425 / 0161 476 9476	pat.christian@fairhurst-estates.co.uk	National Tyre and Autocare
Charles Stevenson	Lexington	07881 623506 / 020 7937 0007	charles@lexingtonproperties.co.uk	Neptune Classic Kitchens

Agents and Applicants showing Interest

Date	Source	Email	Agency	Phone
03/19/2012	Alert List	craig@hi-m.co.uk	Holloway Iliffe & Mitchell	023 9237 7800
03/19/2012	Alert List	brp@woodford.co.uk	Woodford & Co	01256 843455
03/19/2012	Alert List	pmwilliams@lsh.co.uk	Lambert Smith Hampton	023 8033 0041
03/19/2012	Alert List	alex.hirst@goadsby.com	Goadsby	023 8021 0103

Building Report



82A Jubilee Road Waterlooville PO7 7RE

The property comprises a single storey industrial unit of masonry construction under a pitched roof.

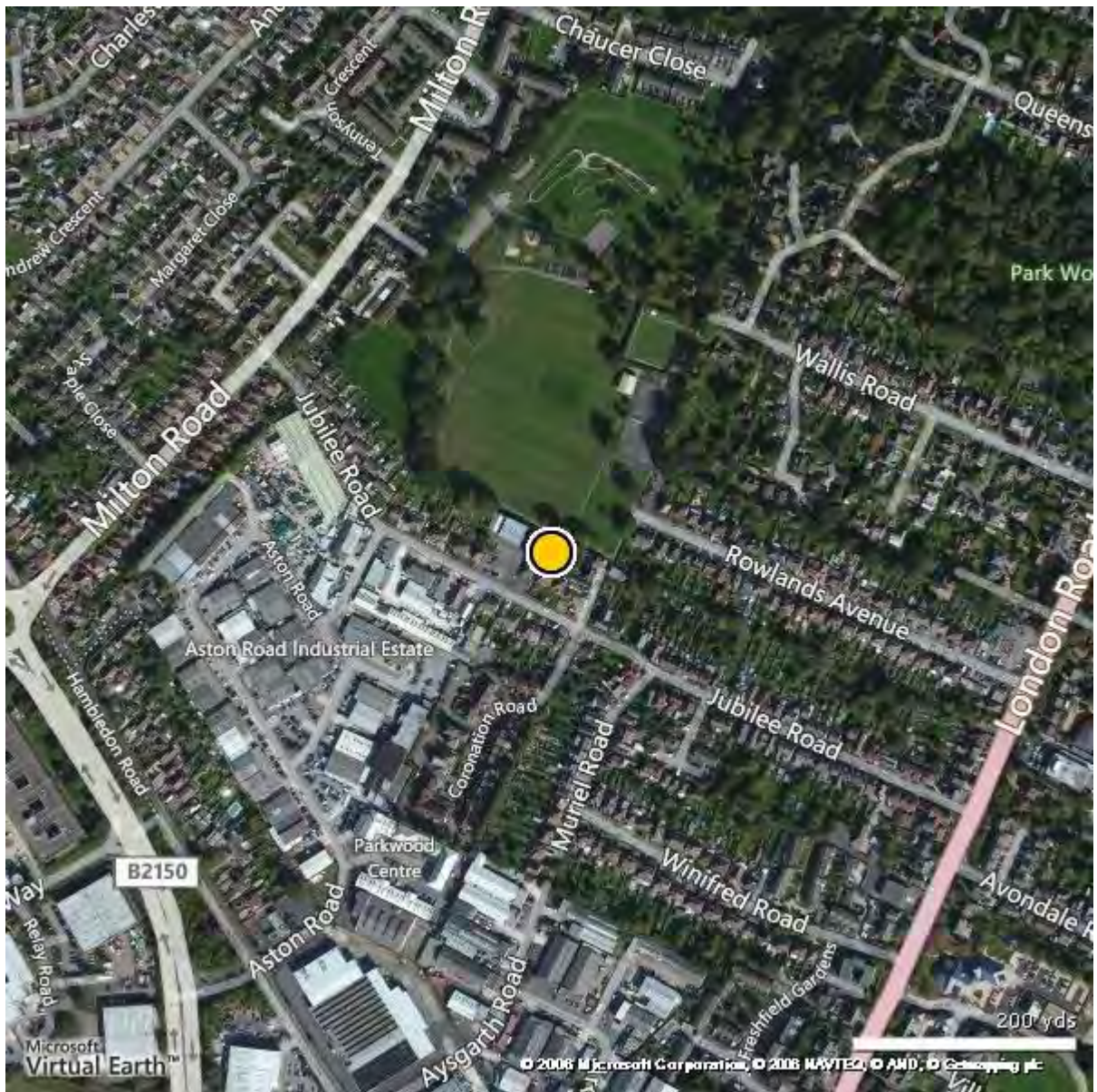
The property is located on Jubilee Road in Waterlooville, via a single track driveway adjacent to Kingdom Hall from Jubilee Road and there is also a secondary right of way access to the south of the site.

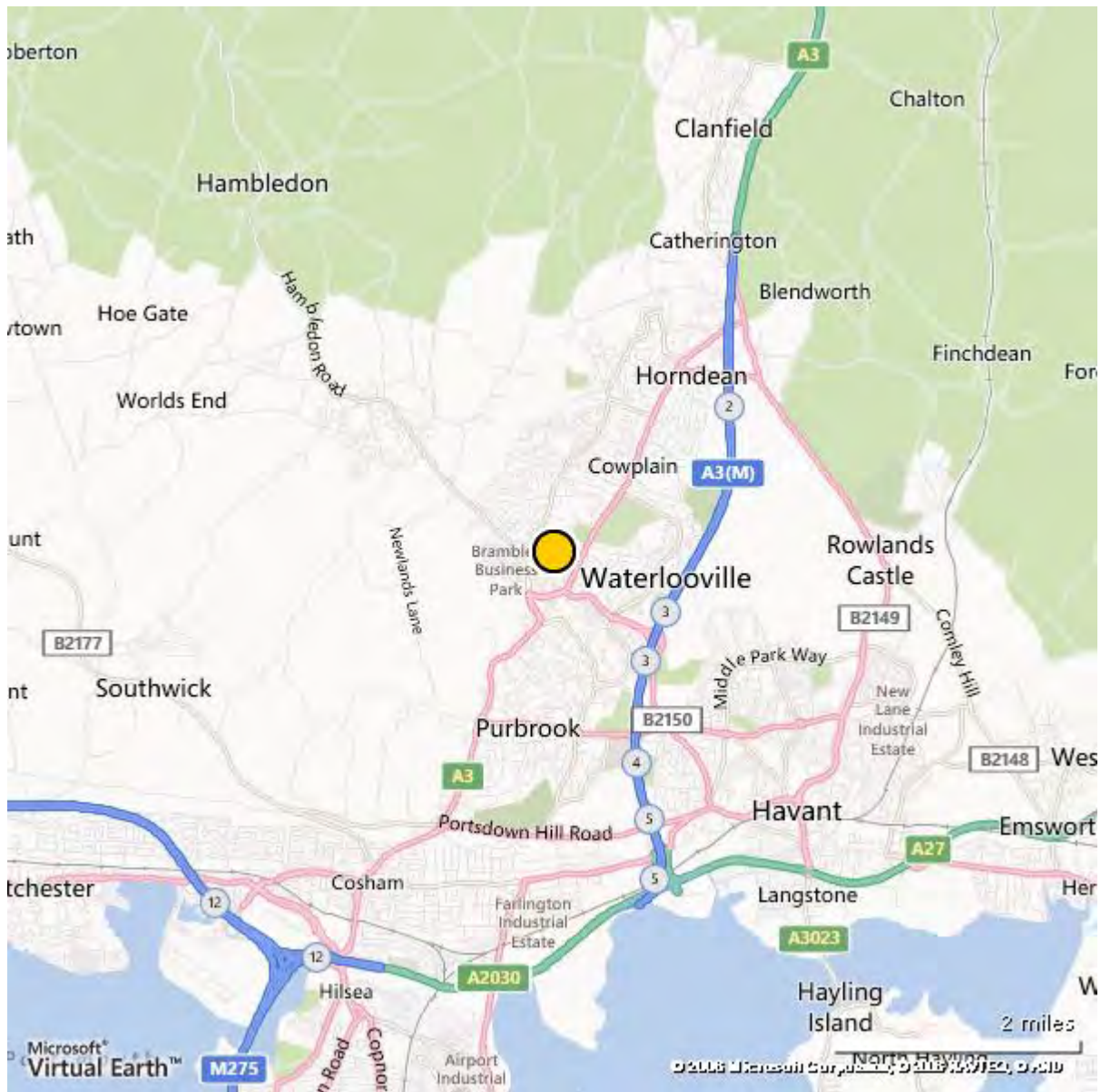
Report as at 12 November 2012

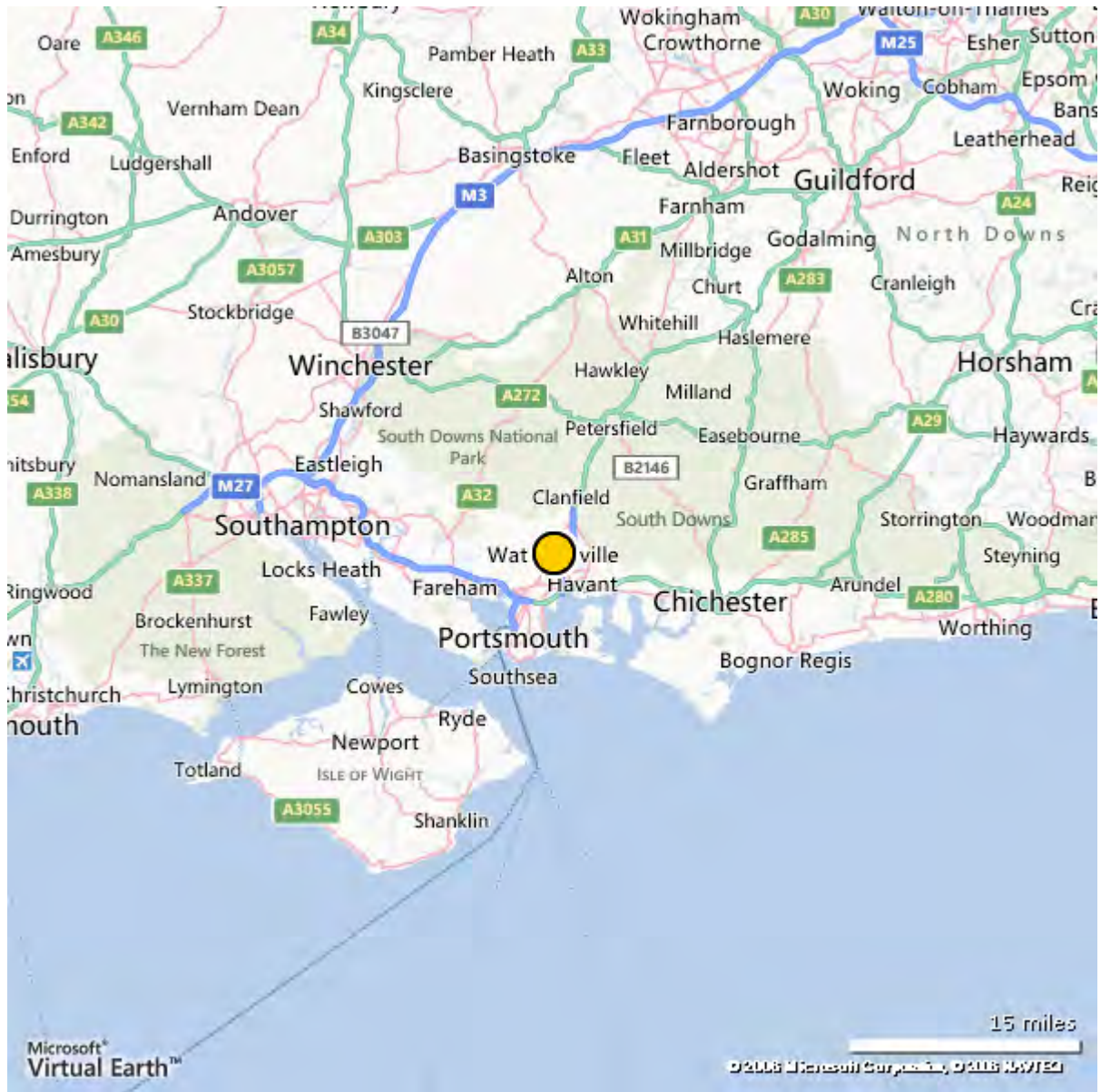


Microsoft
Virtual Earth

© 2006 Microsoft Corporation, © GeoEye, Inc.







The property has also been known as:

82A Jubilee Road

Waterlooville

PO7 7RE

SPACE CURRENTLY AVAILABLE - Full Details



82A Jubilee Road, Waterloooville, PO7 7RE

Use	Warehousing		
Rent	N/A		
Spaces Available	Total Size	2,695 sq ft (250 sq m)	Not Quoting
	Total	2,695 sq ft (250 sq m)	
Rates	Not Quoting		
Service Charges	Not Quoting		
Sale Price	£250,000 Guide Price		
Tenure	Freehold		
Lease	The available space comprises industrial accommodation. The property may have potential for development, subject to the usual planning and other consents. Interested parties are advised to make their own enquiries with the Local Authority.		
Grade	Second Hand		
Possession	Negotiable		
Amenities	Car Parking Entire Building		
Agents	GARNER WOOD LTD Mr Clive Garner Tel 0239 262 9000 Fax 023 9262 9001 Email clive.garner@garnerwood.co.uk		
Last Update	13/10/2012		
Status	Available		



82A Jubilee Road, Waterloooville, PO7 7RE

Use Class	B2 (General Industrial)		
Use	Warehousing		
Rent	£11,993 pa (approx £4.45 psf)		
Spaces Available	Ground	2,695 sq ft (250 sq m)	£4.45 psf (£47.88 psm)
	Total	2,695 sq ft (250 sq m)	
Rates	Not Quoting		
Service Charges	Not Quoting		
Tenure	Leasehold		
Lease	The available space comprises industrial accommodation. The property may have potential for development, subject to the usual planning and other consents. Interested parties are advised to make their own enquiries with the Local Authority. The property is available by way of a new lease for a term to be agreed and subject to periodic rent reviews at a commencing rental of £12,000 pax.		
Grade	Second Hand		
Use Class	B2 (General Industrial)		
Possession	Negotiable		
Amenities	Car Parking		
Agents	GARNER WOOD LTD Mr Clive Garner Tel 0239 262 9000 Fax 023 9262 9001 Email clive.garner@garnerwood.co.uk		
Last Update	10/10/2012		
Status	Available		

ARCHIVED AVAILABILITY - Full Details



82A Jubilee Road, Waterloooville, PO7 7RE

Use	Warehousing		
Rent	£11,993 pa (approx £4.45 psf)		
Spaces Available	Ground	2,695 sq ft (250 sq m)	£4.45 psf (£47.88 psm)
	Ground	2,695 sq ft (250 sq m)	£4.45 psf (£47.88 psm)
	Total	5,390 sq ft (500 sq m)	
Rates	Not Quoting		
Service Charges	Not Quoting		
Tenure	Leasehold		
Lease	The available space comprises industrial accommodation. The property is available by way of a new lease for a term to be agreed and subject to periodic rent reviews at a commencing rental of £12,000 pax. The Freehold Interest is available, offers invited. The property may have potential for development, subject to the usual planning and other consents. Interested parties are advised to make their own enquiries with the Local Authority.		
Grade	Second Hand		
Possession	Negotiable		
Agents	GARNER WOOD LTD Mr Clive Garner Tel 0239 262 9000 Fax 023 9262 9001 Email clive.garner@garnerwood.co.uk		
Date Withdrawn	01/08/2012		
Status	Withdrawn		

PLANNING

Plan name	Havant Borough Council - Borough Design Guide
Status	PREPARATION PLANNED
Last Update	28/6/2010
Comments	No dates are currently available for Public Consultation.

Plan name	Havant Borough Council - Core Strategy
Status	UNDER PREPARATION
Action Date	1/12/2010
Adopted Date	1/9/2010
Last Update	28/6/2010
Comments	Public consultation on the Issues and Options Papers commenced 21 July 2006 and lasted for a six week period ending on 31 August 2006. Preferred Options 14 March - 25 April 2008. Further Preferred Options consultation 12 June - 24 July 2009. Pre-submission consultation 31 March - 17 May 2010. Submission 2 June 2010. Pre-Hearing Meeting expected July 2010. Examination by Hearing expected September 2010. Inspectors Report expected December 2010. Adoption expected March 2011.
Plan name	Havant Borough Council - Developer Contributions
Status	PREPARATION PLANNED
Last Update	28/6/2010
Comments	No dates are currently available for Public Consultation.
Plan name	Havant Borough Council - Development Contributions Policy: Statement for Green Transport Schemes
Status	APPROVED
Last Update	28/6/2010
Plan name	Havant Borough Council - Development Delivery: Allocations
Status	UNDER PREPARATION
Action Date	1/4/2012
Adopted Date	1/1/2012
Last Update	28/6/2010
Comments	Issues and Options consultation expected 14 March - 25 April 2008. Regulation 25 Consultation is expected September - November 2010. Pre-Submission Consultation is expected June - July 2011. Submission expected September 2011. Examination by Hearing expected January 2012. Inspectors Draft Report expected March 2012. Inspectors Final Report expected April 2012. Adoption expected June 2012.
Plan name	Havant Borough Council - Havant Public Service Village
Status	ADOPTED
Last Update	28/6/2010
Comments	Public Consultation on Draft 30 October - 5pm 30 November 2009. Adoption 17 February 2010.
Plan name	Havant Borough Council - Havant Town Centre Urban Design Framework
Status	ADOPTED
Last Update	28/6/2010
Comments	Draft/Regulation 17 September - October 2005.Representation/Regulation 18 20 January - 24 February 2006.Adopted 19 April 2006. Amended version will be published in the website once recieved from the consultant
Plan name	Havant Borough Council - Joint Strategic Flood Risk Assessment
Status	APPROVED
Last Update	28/6/2010
Comments	The Partnership for Urban South Hampshire commissioned a joint Strategic Flood Risk Assessment for the whole sub-region. Authorities part of this organisation are Portsmouth East Hampshire Eastleigh Fareham Gosport Test Valley Havant New Forest Southampton Winchester and Hampshire. Final document was published on 21 December 2007. Currently the councils have no plans to review this document.

Plan name	Havant Borough Council - Leigh Park
Status	ADOPTED
Last Update	28/6/2010
Comments	Representation/Regulation 18 6 January - 7 February 2006. Went to the executive in May 2006. Adopted on 26 July 2006. No challenges have been made.
Plan name	Havant Borough Council - Local Development Scheme
Status	APPROVED
Last Update	28/6/2010
Comments	Local Development Scheme approved 23 February 2005. Local Development Scheme approved 2 October 2006. Revised Local Development Scheme approved by Executive Committee on 20 March 2007 and approved by Government 19 April 2007 and came into effect 19 September 2007. Local Development Scheme Approved by Government Office 9 February 2009. The Local Development Scheme approved 9 October 2009. The Local Development Scheme will be revised in 2010 but no firm dates are currently available.

BUILDING HISTORY