

**127A and 127B LONDON ROAD,
WATERLOOVILLE, PO7 7SH**

**SUPPORTING STAKEHOLDER ENGAGEMENT
STATEMENT**



Description of the Proposal:

Development to form 27 sheltered apartments for the elderly including, communal facilities, access, car parking and landscaping.

Chris Geddes BSc (Hons) DipTP MRTPI
Senior Associate Planner
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1. Introduction

- 1.1 Churchill Retirement Living (CRL) is committed to engaging local stakeholders with regard to their proposed planning applications. As a result, CRL has a strong track record in consulting and communicating with members of the local community, specialist groups, local councillors and other relevant third party stakeholders.
- 1.2 The purpose of this document is to establish the process of stakeholder involvement that has occurred in the local area since CRL first investigated the opportunity to redevelop 127a and 127b London Road, Waterloooville.
- 1.3 A brief summary of the level of community participation leading up to this submission is provided below.

2. Pre-Application Consultation

- 2.1 As part of the current proposal, Churchill Retirement Living undertook a programme of pre application discussions, as outlined below.
- 2.2 A request for pre application advice was sent to Havant Borough Council on 24th November 2014.
- 2.3 A pre-application meeting was held on 17 December 2014. The LPA raised the following concerns at the meeting and by way of a letter dated 22 December:
- Is the owners' lounge large enough?
 - Development comes closer to London Road and results in the loss of landscaping.
 - There is insufficient space for a serving vehicle to park.
 - Buggy store on frontage.
 - More of a 'landmark' is required on the corner.
 - There is possibly too much bulk on the west elevation adjacent to the 'tower'
 - The stepping down of scale is not sufficient.

2.4 In response to the above comments, the following changes were made:

- The development was pulled away from London Road to provide more space for landscaping and parking for a servicing vehicle.
- The buggy store was relocated to the side of the building frontage and an internal refuse store was provided.
- A turret was introduced to create more of a 'landmark' on the corner.
- A number of units were half-dormered.
- Where possible eaves levels were reduced.
- The disposition of materials was altered to more closely reflect the extant scheme.

2.5 A further pre-application meeting was held on 7 January 2015. The following comments were raised:

- Additional soft landscaping needs to be provided at the vehicular access to the site. It was recognised that this would result in the loss of a car parking space, but the planning officer considered that landscaping was a greater priority given the location of the site relative to the town centre.
- The repositioning of the buggy store and the refuse store was supported.
- Reservations were again expressed about the size/usability of the owners' lounge.
- The gable onto London Road needed to be sited further from the turret and more centrally on that elevation.
- The turret needs to be less contrived and read as a full three storey corner element.

2.6 As a consequence, the scheme was amended to provide additional soft landscaping, resulting in the loss of a car parking space

2.7 The suggested changes to the gable and the turret are to be addressed after the planning application had been submitted.

- 2.8 No changes have been made to the owners' lounge as it is considered to be adequate for number of apartments and how it is envisaged that the space will be used.

3. Introducing Churchill Retirement Living

- 3.1 A leaflet was sent to local residents and businesses in the vicinity of the site inviting them to attend a public exhibition to view the emerging plans.

- 3.2 This invitation was also extended to:

- David Willetts MP;
- Ward Councillors;
- Members of the Council's Planning Committee; and
- Havant Borough Council Planning Officers.

4. Public Exhibition

- 4.1 The public exhibition, hosted by staff from Planning Issues Ltd and CRL, was held on 10th December at The Sacred Heart Church Hall, London Road, Waterloooville, PO7 7SR.

- 4.2 Details of the emerging scheme were displayed. In addition comments forms were made available for completion on the day, or to be taken away and completed after the event. In this regard, pre-paid envelopes were provided.

- 4.3 It is estimated that approximately 10 people attended the exhibition.

- 4.4 On 11th December 2014 details of the proposed development were included on CRL's website and people were invited to submit their comments on-line.

5. Response to Public Consultation Issues

Comments made at the Exhibition

5.1 The scheme was generally well received and the design and siting of the building did not appear to be an issue.

5.2 The following concerns were raised:

- There are already enough retirement apartments in the area;
- The proposed access arrangements are unsafe; and
- Loss of outlook.

5.3 A number of people expressed an interest in buying an apartment.

Written comments

5.4 9 comment forms/letters were either completed at the public exhibition or posted using the pre-paid envelopes. 2 expressed support and 7 objected or raised specific concerns.

5.5 The following concerns were raised:

- There are already enough retirement apartments in the area (4);
- Dangerous location on roundabout (2);
- Poor access to town centre via underpass (1);
- Loss of outlook (1);
- Loss of light (1);
- Access should not be taken directly off the roundabout (1);
- Insufficient parking (2);
- Loss of privacy (1);
- Loss of wildlife (1);

5.6 In addition, 1 people submitted comments via the website. They raised the following concerns:

- Contractors parking (1); and
- Too high (1).

5.7 Churchill Retirement Living has given due consideration to all comments and feedback received.

5.8 As the proposed scheme is similar in every respect to the extant scheme, and circumstances have not changed since the extant scheme was approved by the Local Planning Authority in September 2011, it has not been considered necessary to make any significant changes.