

Planning, Design and Access Statement

314 - 318 London Road, Waterlooville

Prepared for:

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1. Statement of Purpose

- 1.1 This Statement has been prepared in support of a detailed application for the refurbishment and change of use of part of 314-318 London Road, Waterloooville to incorporate No.15 residential flats.
- 1.2 The aim of the Statement is to provide an overview of the proposal and to demonstrate why we consider it accords with relevant national and local planning policies. It also includes the design principles and concepts that have been applied to the development and how access to the site has been considered.
- 1.3 The application has been prepared and informed by the productive pre-application discussions that have been had with the Planning Department at Havant Borough Council. We have taken on board the advice and are confident that the scheme would play a part in delivering the aspirations of the Council for Waterloooville town centre, as set out in the Council's Core Strategy Document. A copy of the response to our pre-application enquiry can be found at Appendix 1 of this document.

2. The Site

- 2.1 The site lies within the town centre boundary of Waterloooville. The site includes a three storey building containing four retail (A1) units and vacant restaurant (A3) space.
- 2.2 The town centre is predominately made up of retail units, however residential development is located immediately to the south west, north west and east of the site. The character of the buildings within the town centre vary, however a large number of the prominent buildings are from the post war and 1960/70s period.
- 2.3 To the rear of the property is a parking area which is currently used for staff parking for the retail units and for general commercial storage and refuse purposes.

Figure 1: Site Location Plan



3. The Proposal

3.1 The proposed development includes:

- The change of use of part of the ground floor and floors above to 1No. one bedroom flat and 10No. two bedrooms flats respectively.
- The construction of an additional floor to contain 4No. two bedroom flats.
- Refurbishment of the building including the application of rendering and cladding to the external elevations.
- Alterations to the layout of the rear parking area including the marking out of parking spaces, landscaping and the erection of a bin and cycle store.

Community Consultation

3.2 As part of the preparations for this planning application, the applicant has approached and discussed the plans with neighbouring residents and businesses. No significant concerns were raised in response and the proposed development has been designed to ensure limited impact on the adjoining properties. Any responses received by the Local Planning Authority during the consultation period for the planning application will be reviewed and addressed where appropriate and necessary.

4. Relevant Planning History

- 4.1 Adjacent to the site are two residential developments, one at Raebarn House which has been completed and another to the north east of the site which is currently under construction. The planning permissions relating to these developments are as follows:

Application No	Site	Proposal	Decision
APP/11/00343	Raebarn House Car Park, Curzon Road, WaterlooVille	Extension of time limit for implementation of outline Planning Permission 07/72542/000 for erection of four storey building comprising 14No. 1 and 2 bed flats above secure car parking for Raebarn House Offices.	Granted 02/11/2011
APP/10/00631	Raebarn House, Hulbert Road, Waterlooville	Change of use of second and third floors from B1 office use to 6No. 2 bed flats and 20No. 1 bed flats with associated parking and use of part of ground floor for access and ancillary facilities including lobby and cycle store.	Granted 10/11/2011
APP/12/00100	Raebarn House, Hulbert Road, Waterlooville	Change of use of ground and first floors from B1 office use to 4No. 2 bed and 4No. 1 bed flats with associated parking and use of part of basement for ancillary facilities including cycle store.	Granted 05/02/2013

5. National Planning Policy

5.1 The planning system plays an important role in supporting house building and economic growth, acknowledged throughout the NPPF, which at its heart is the *"presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision-taking"*.

5.2 For decision taking, this means:

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:*
 - *Any adverse impacts in doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *Specific policies in this Framework indicate development should be restricted.*

[NPPF Para 14]

5.3 By virtue of its location within Waterloooville's town centre, the application site is located within a highly sustainable location, with immediate access to public transport, facilities and services. Paragraph 14 of the NPPF requires development proposals that accord with the development plan to be approved without delay and further consideration is given to the local policies within Section 6 of this Statement.

5.4 The LPA has a responsibility to deliver sufficient sites to meet its current and future housing requirements and the delivery of a net gain in up to No.15 dwellings within a sustainable location within the Borough is supported by the thrust of the NPPF and, in particular, its objective to boost significantly the supply of housing (Paragraph 47).

6. The Development Plan

- 6.1 The Development Plan consists of the adopted Core Strategy 2011 (CS) and the saved policies of the Havant Borough District-Wide Local Plan 2005. The Borough's Design Guide SPD and Parking Standards 2010 are also relevant.

Principle of Development

- 6.2 The site is located within Waterlooville's town centre. Policy CS4 Town Centres of the CS states that planning permission will be granted for appropriate town centre development which encourages high quality, mixed use development in designated centres that retain active ground floor frontages.
- 6.3 Our client's proposal complies with this policy because active frontages on the ground floor facing the precinct would be retained and the external alterations would modernise the appearance of the building, improving the visual quality of the town centre. The proposed flats would play a role in supporting the vibrancy of the town centre, securing the viability of the centre's retail function.

Affordable Housing

- 6.4 The proposed development is for 15 residential units and Policy CS9 Housing of the CS requires 30% - 40% of the units to be affordable, or for an off-site contribution to be provided in lieu. A viability assessment has been undertaken to determine whether the development would be economically viable if the affordable housing requirement was proposed.
- 6.5 The Assessment demonstrates that an affordable housing provision (either on or off site) would jeopardise the delivery of the proposed development, providing no competitive returns for the developer¹. Policy CS9 of the CS recognises that the viability of the development is a material consideration in this respect, and on this basis the proposed development is in accordance with the development plan.

¹ Paragraph 173 NPPF

Design, Layout, Scale and Appearance

- 6.6 The external appearance of the building has been carefully developed to ensure it responds positively to its surroundings. The use of modern and subtle external materials, including cladding and render, would refresh and modernise its external appearance, allowing it to contribute positively to the appearance of the town centre.
- 6.7 An additional floor is proposed and this has been designed to sit comfortably on top of the building, preserving the proportions of the building and respecting the form and scale of the nearby developments. The additional floor would be set back away from the existing elevations and as a result it would not be prominent or appear out of keeping with the streetscape within this part of the town centre.
- 6.8 The proposal maximises the opportunity for mixed use development on the site and by retaining the existing non-residential ground floor retail uses, would support the vitality and viability of the town centre.
- 6.9 To the rear of the site a parking area is proposed which incorporates a scheme of hard and soft landscaping. This would help soften and improve the environment for future residents as well as enhancing the current character of Curzon Road.
- 6.10 The Council's pre-application response suggests the inclusion of 'green walls' on the northern and southern facades of the building, as a method of reducing air pollution. The project team has considered the possibility of providing green walls within the scheme. Unfortunately, the proximity of the building to its boundaries would not allow a suitable supporting structure to be installed for the green wall without it over sailing the boundary. This would also result in difficulty in the future maintenance of the green wall. It is therefore not considered possible to incorporate a green wall on the southern and northern boundaries of the building. However, a comprehensive landscaping scheme is proposed and planting and green wall structures have been incorporated where possible, along the rear boundaries of the site.
- 6.11 The amenities of the existing residents near to the application site will not be compromised by the proposed development. The building is well spaced from the neighbouring residential properties, providing adequate distances between windows to ensure privacy for future and existing residents.
- 6.12 Where possible, we have also incorporated the guidance within the Council's Design SPD, including providing balconies and terraces for the above ground units. The development has

been carefully designed to improve the appearance of the existing building, as well as uplifting the appearance of the precinct, in accordance with Policy CS16 High Quality Design of the CS.

Access and Car Parking

- 6.13 The proposed development would utilise the existing site access and adequate visibility splays onto Curzon Road will be maintained.
- 6.14 Sixteen parking spaces are proposed to the rear of the site. The parking area would include four car parking spaces which would be available for use by the retail units during shop operating hours, therefore accommodating suitable parking provision for the existing retail units and the proposed residential dwellings. The shared spaces would be marked by clear and obvious signage behind the spaces and controlled by management services for the building and retails units.
- 6.15 The site is in a highly sustainable location in terms of the immediate access to shops, services and facilities. Bus stops are also close by. The rear of the site has been carefully designed to incorporate effective and efficient car parking, cycle parking and bin storage area. Sixteen secure cycle spaces are proposed within a purpose built cycle/ bin store; these would be individually secured with locking facilities for each rack. Short stay cycle parking is also proposed to supplement the existing loops on London Road in the town centre.
- 6.16 A Transport Assessment has been undertaken and submitted in support of the application, which assesses the likely trip generation and the impact this would have on the local road network. It concludes that the proposed development would result in a reduction in daily trips compared to the existing situation on site, thereby having a negligible impact on the highway network. Swept path analysis of the proposed parking layout for refuse and small commercial vehicles has also been undertaken and adequate space for safe manoeuvres is accommodated in the layout.

Noise

- 6.17 An Acoustic Survey has been undertaken for the site to determine whether there would be any negative impact to the amenities of future occupiers from various noise emissions in the town centre location. No significant issues have been identified and it has been recommended that through the installation of double glazed windows and facade and roof construction work, there would be no negative impacts to the amenities of future occupiers.

Land Conditions

- 6.18 It has been confirmed by the Environmental Health Officer (see Appendix 1) that due to the existing uses of the site and the proposed layout, with largely commercial uses on the ground floor, it is not necessary to provide information on the contamination risk status of the site.

CIL

- 6.19 It is noted that Havant Borough Council has an adopted CIL Charging Schedule. CIL forms have been submitted with this application in recognition that the proposed top floor of the proposed development is liable for the levy.

Solent Disturbance Mitigation Project

- 6.20 We acknowledge the requirement for a financial contribution towards the Solent Disturbance Mitigation Project which has been set up to mitigate against the effects of recreational disturbance on the Solent Special Protection Area. It is understood that £172 per dwelling will be required via a Section 106 Agreement.

7. Conclusions

- 7.1 The design and layout of the proposals have been informed by pre-application discussions with the Council and represent a positive form of development which will refresh the existing dated external appearance of the prominent building, benefitting the visual appearance and character of the area.
- 7.2 It will make efficient and effective use of the land and provides a sustainable form of residential development which will make a positive contribution to the Borough's housing stock. It would support the vitality and viability of Waterlooville's Town Centre and would contribute positively to the improvements to the public realm.
- 7.3 For the reasons set out within this Statement, this proposal complies with the Development Plan and accords with the guidance set out within the NPPF. It is therefore respectfully requested that the planning application is approved without delay.

8. Photographs of the site

8.1 Front view from London Road Precinct:



8.2 Side view from London Road Precinct:



9. Appendix 1: Pre-application Response by HBC



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19 August 2014

Dear Mr Steele

Site Location: 314-318 London Road, Waterloooville, PO7 7DU
Re: Proposed development of 15 residential apartments.

I am writing to you further to your enquiry of 8th July 2014 regarding the above address and our meeting of 12th August.

Firstly, I confirm that planning permission would be required for the development, as it involves extension and external alteration, as well as change of use. In my opinion, the current provisions for changes of use to residential use under the General Permitted Development Orders of 2013 & 2014 do not appear to apply, hence 100% of the proposed dwellings would require planning permission.

Secondly, I confirm that the principle of a mixed use development, retaining the retail units at ground floor, with one ground floor flat and others above, would accord with policies governing uses within the town centre. For your information, the Local Plan comprises the Havant Borough Local Plan comprises the Core Strategy 2011 and Allocations Document (2014), with SPDs including the Borough Design Guide and Residential Parking Standards.

I will respond to particular issues under the following headings.

Contributions.

The proposal would attract the following: CIL; Affordable Housing and a payment under the Solent Disturbance Mitigation Project (SDMP).

CIL.

This is chargeable for all new dwellings at a rate of £80/sqm in this part of the Borough. Under the CIL vacancy test, floorspace which can be shown to have been in continuous lawful use for at least six continuous months out of the last three years can be discounted.

I have checked with the Council's Business rates officers who have confirmed that during McDonald's occupancy, the building was described as 'Restaurant and premises' for rating purposes and payments had been made up until the business closed last year. The Council's Economic Development officer has also confirmed his recollections of visits in recent years, that the upper floors were in use for storage, and restaurant purposes,

including a staff rest room.

I trust that this will assist you but I would suggest that you obtain other information, such as from McDonalds and/or their agents to corroborate this information, as part of your planning application.

Affordable Housing.

Under policy CS9, a thirty percent requirement applies. For schemes of 15 units or more, this should usually be met on-site. However, the Council's Housing Officer is supportive of a payment in lieu for off-site provision. Although I didn't mention it when we met, I should add that, according to the policy, viability information would be needed to support any proposal for off-site provision.

I have passed on your market and floorspace information to the Council's Housing officer and will send you an update on the likely amount of the contribution, as an update to this letter at the earliest opportunity.

Solent Disturbance Mitigation Project.

As I explained, a contribution of £172/dwelling is required towards this mitigation project. I trust that I explained this adequately at our meeting but Policy DM24 of the Local Plan (Allocations) Document provides further explanation if you need it.

Highways & parking.

Following our meeting, the Highway Officer has confirmed that, as the town centre is a highly accessible location, according to the Parking SPD (above) 75% of normal parking levels would be acceptable.

He has recommended that you revise the parking layout by reduction of the size of the cycle store and introduce say 2 additional parking spaces. Please consider whether some form of priority system could be included in your scheme whereby four of the spaces are used for the shops during 8am-6pm, the remainder being unallocated. As part of the Transport Statement which would be needed in support of a planning application, please also describe means by which unauthorised parking could be prevented.

I also suggest that areas close to the rear doors are marked with chevrons, to ensure they are kept clear and available for loading only. Please also supply tracking drawings to show access for service, refuse collection and emergency vehicles. The detailed design of the bin store should include the position of doors and capacity on this latter point, I am seeking advice as to bin size needed.

For the cycle store bike store please include details of security, as it will be important to demonstrate that it will be used with confidence by prospective occupiers.

The landscape officer has recommended the provision of surface treatment variations, such as slabs, to denote the pedestrian access into the car park and building, with space for fastigiate trees at the site entrance and at the corners of some of the spaces.

Design.

In my opinion the proposal is capable of meeting the requirement for high quality design under policy CS16 of the Local Plan. The height of the proposed additional floor is broadly similar to the height of the previously approved scheme for redevelopment of the Curzon Rooms site and with the inseting of the top floor from the perimeter, could be visually interesting and avoid the risk of appearing bulky. I hope that you can consider the green wall approach recommended by the Environmental Health officer below

Although I have not yet obtained comments of the urban design officer on matters of detail, I

intend I hope to have these in the next few days and will forward to you.

Neighbouring amenities.

As discussed, please look into the relationship with the neighbouring bungalow in Curzon Road downslope to the south. A section drawing will assist in assessing this at the planning application stage and in concluding whether or not some form of parapet screening of the new top floor flats would be needed.

Noise & Environmental Health.

Polices DM10 seeks to safeguard development from various forms of pollution, including noise and air. The Environmental Health officer has confirmed no objection in principle.

He notes that Raebarn House acts as something of a barrier to the main noise source, the B2150/A3 Hulbert Road junction noise source, around 400- 45m away. It is very likely that noise / nuisance related planning conditions would be needed, requiring a minimum specification for glazing, and acoustic protection of fixed plant & machinery if any, and for example restricting delivery hours for ground floor commercial units to avoid disturbance of the residents above.

In terms of air quality the premises is considered to be sufficiently set back from the B2150/A3 junction as to be unlikely to place future residents within an area of unacceptable exposure to traffic related pollution. Levels in the pedestrianised part of London Road are acceptable. He notes that Government policy is to move toward a position of seeking incremental improvements in local air quality and suggests that you consider a 'Green wall' approach to the northern & southern facades lend themselves well to the use of this type of feature, which has been shown to be effective in reducing air pollution. I would endorse this as a potential architectural benefit of your scheme..

he also comments that from a ground contamination perspective it does not appear to have been used for a potentially contaminating activity (i.e. it presents a low risk). Given the previous uses and layout of the proposal, with largely commercial uses at the ground floor, he does not consider it necessary to require confirmation of risk status of the site.

Summary

In summary, I consider that the scheme could be supported, subject to resolution of matters raised here. I will update you regarding affordable housing and any detailed design comments as early as possible.

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 6573.

Yours faithfully

Mr S Cantwell
Development Control Team Leader
Our Ref: GEN/14/00705