
Site Address:	127A-127B London Road, Waterloooville		
Proposal:	Demolition of existing bungalows and erection of 27 sheltered apartments for the elderly, including communal facilities, access, car parking and landscaping.		
Application No:	APP/15/00078	Expiry Date:	01/04/2015
Applicant:	Churchill Retirement Living	Team:	Team 2
Agent:	Mr Geddes	Case Officer:	Daphney Haywood
	Planning Issues Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises of two detached chalet style bungalows dating from the mid twentieth century. The site fronts on to the London Road/Hulbert Road road-about, which is situated within the centre of Waterloooville. The site is rectangular in shape and has an area of approximately 0.21ha. The site is a relatively flat elevated parcel of land which falls away towards the rear.

To the north-west of the site is an industrial estate, and to the north-east is a terrace of 10 two storey houses in Freshfield Gardens. To the immediate west is a landscaped area with mature tree planting with a vehicular turning head and footpath to a subway under London Road leading to the town centre.

2 Planning History

APP/12/00785 Demolition of existing dwellings and erection of a part two, part three storey building comprising 26No. Category II sheltered apartments and 1No. visitor suite with 8 parking spaces. (Revised Application.) PP

APP/12/00430

Demolition of existing dwellings and erection of a part two, part three-storey building comprising 26No. Category II sheltered apartments and 1 visitor suite with 8 parking spaces. Withdrawn 27/07/12

08/72522/001

Demolition of 2No. dwellings. Erection of part 3 and part 2 storey building comprising 26No. Category II sheltered apartments with associated parking and amenity space. withdrawn 30/04/08

07/72522/000

Demolition of 2No. dwellings; erection of part 3 & part 2 storey building comprising 28 Category II sheltered apartments with associated parking and amenity space. Refused 12/07/07.

3 Proposal

This is a revised application for the demolition of the existing two dwellings on the site and the erection of part 3 and part 2 and a half storey building comprising of 27

Category II sheltered apartments (18 x 1 bed and 9 x 2 bed) with associated parking and amenity space. The approved application is for 26 No Category II sheltered apartments (15 x 1 bed and 11 x 2 bed), a visitor suite, communal laundry, library, and lounge, plus reception/office. Category II sheltered accommodation is designed with features that assist the needs of the elderly but does not provide care assistance and full wheel chair mobility standards. The proposed communal facilities would provide entrance foyer/lounge, estate managers office and external amenity area. The proposed development would result in a net density of 129 dwellings per hectare. The plans have been amended to provide small changes to the siting to provide an acceptable relationship with retained trees.

The development would front onto the roundabout on London Road. The building would be 'L' shaped in form, with the building height dropping down from three storey in height at the corner to two and a half -storey in the south-west corner of the site. The building then drops down in scale where it adjoins the two-storey housing in Freshfield Gardens.

The proposal would provide a rectangular area of amenity space to the rear which would be well screened from the adjoining properties and the noise from the street by the existing and proposed landscaping around the boundaries and the building itself. Residents on the southern side of the building would also benefit from access and outlook to a garden along this boundary.

The access arrangement are as previously approved comprising an in/out system. The siting, mass and height of the building under the current application are very similar to the approved scheme and the turret which provides an attractive focal point at the corner has been retained; a revised detailed tree survey and arboricultural method statement has been provided.

4 Policy Considerations

National Policies

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS21	(Developer Requirements)
CS4	()
DM1	(Recreation and Open Space)
DM1	(Recreation and Open Space)
DM13	(Car and Cycle Parking on Residential Development)
DM7	(Elderly and Specialist Housing Provision)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation) Hampshire Fire and rescue should be consulted.

Environmental Health Manager, Community Group

No objection subject to compliance with the Method Statement for Construction Management Plans. If it is not too late, I would be happy for the condition on dust to not be included.

No adverse comments Re: ground contamination, but I would strongly recommend a condition to mitigate exposure of future residents /occupants to locally poor air quality.

Officer note - This was not required in respect tot eh extant permission and given that the applications for one more dwelling and very similar to the extant permission this condition cannot be substantiated.

Landscape officer

Concerned regarding impact on trees.

Conditions in respect to soft landscape, hard landscape, tree protection, tree pits and drainage requested. conditions for the following:-

(**Officer comment** plans amended see Arb comments below)

Development Engineer - Highways

The previous application was determined and the safety aspect was considered. The Highway Authority approved the alteration by agreeing in principle to the proposed 278 Agreement shown in the original approved application.

Subject to the Developer satisfying the highway Authority with regard to the 278 Agreement (which is required to create the temporary access over the adopted Highway) I am satisfied with these proposals..

Waste Services Manager

No objection

Public Spaces Development Manager No comments received.

Arboriculturalist no objection to amended plans

Engineering/Drainage No comments received

Southern Water

Our initial investigations indicate that Southern Water can provide foul and surface water sewage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer .Condition re drainage and informative about connection to the public sewerage system is requested

Crime Prevention -Minor Apps No comments received.

Policy

The site is within the urban area (CS17) and is also directly adjacent to the Waterloooville town centre boundary (although the site itself lies outside this designation). The principle of residential development is supported and acceptable in policy terms.

Policy DM7 supports the development of elderly and specialist housing within defined urban areas, subject to certain criteria.

In relation to car parking, the Planning Statement confirms that a communal car parking area is provided for use by those residents who have cars on a first come first served basis. Visitors or staff are not encouraged to park on site. The Havant Borough Council Parking SPD sets out the standards for sheltered housing in Table 6. The standard is 1 space per unit, although bearing in mind the location directly adjacent to the town centre boundary and the sustainable merits this brings (public transport and amenities), it would be appropriate to consider the town centre standard of 0.5 - 1

space per unit. The communal parking should reflect these requirements. In addition, mobility vehicle storage and cycle storage should be provided in accordance with the requirements set out in Table 7.

Havant Borough Council has an adopted CIL Charging Schedule. Sheltered housing is CIL liable and a rate of £80 per square metre is applied to new residential development, including sheltered housing. CIL is not charged on the affordable housing element. No policy objection

HCC Ecology

The potential for the site to support legally-protected species is considered to be limited, although the two bungalows exhibit some features with the potential to support roosting bats – two evening Phase 2 bat surveys were subsequently carried out in October 2014. The Phase 2 bat surveys were undertaken outside the recognised optimum survey season the two dwellings appear to offer low potential for supporting roosting bats and that, on balance, the submitted ecological information is adequate.

Therefore, if you are minded to grant permission then it may be appropriate to add an informative re bats and ecological mitigation and enhancement and I would suggest that these are secured by condition

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 16

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 4

Summary: Access arrangements are dangerous for both construction traffic and when the development is complete as vehicles leaving the property having to go onto London Road after the roundabout and where will drivers wishing to go along Maurepas Way or Hulbert Road turn. There will be serious disruption to traffic, a safer idea would be to access the site from the industrial area off Aston Road.. Since the previous permission was granted considerable extra traffic has been generated.

Comment The County Highway Authority has agreed in principle the proposed access arrangements.

Summary: The 6 car parking spaces are insufficient for the needs of the residents, carer's, social workers and importantly, visitors, leading to parking on the adjacent streets, as the public car parks are some distance and well used.

Comment see section 7

A should be condition attached be imposed requiring contractors to park on the site.

Comment As there is insufficient space to park construction traffic on site this

matter is subject to a Construction Management Statement.

Summary: We will be overlooked and no longer private to the rear of our property, allowing new residents to look directly into our property.

Comment The siting is similar to the extant permission and complies with the Borough Design Guide.

Summary: On the plans it shows open access from London Rd (now fenced and gated) allowing members of the public to "walk in" and have access to the hedge to the rear of our property, in our view making us less secure!

Comment A boundary treatment condition is proposed.

Summary: The effect the demolition/construction will have on the wildlife that live in the gardens/hedgerows, birds, squirrels, bats and more!!

Comment An Ecology mitigation condition is proposed.

Summary: As this is a new application it should be considered on its merits and the inadequacies of the previous approved application should not be perpetuated.

Comment: There is an extant permission which is capable of implementation and this is a relevant consideration.- see section 7

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) The appropriateness of the design
- (iii) Effect on neighbouring properties
- (vi) Highway Implications
- (v) Effect on Trees
- (vi) Effect on protected species
- (vii) CIL and Financial Contributions

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Policy DM7 of the Local Plan (Core Strategy) relates to Elderly and Specialist Housing Provision. It states that planning permission will only be granted if:

- It is demonstrated that appropriate levels of on-site amenity space are accessible for residents' use which provides a satisfactory outlook.
- A setting for the building is provided which is in keeping with the surrounding area. Sufficient space for servicing is provided.
- Services that may generate noise and disturbance (such as laundry rooms, kitchens and refuse storage) are appropriately located and designed.
- The development would not result in a concentration of such uses in one of the five areas of the borough

(ii) The appropriateness of the design

The site is located on a prominent and elevated corner at the junction of London Road and Maurepas Way, immediately to the north of Waterloo Town Centre. To the

north of the site is a terrace of two-storey houses extending the full depth of the application site. To the south is a sloping bank, which leads to an area of open space comprising a pedestrian footway and underpass which leads to Waterloo Town Centre. To the west of the site is another sloping bank which falls away to the industrial estate to the north, set some 5 metres below the level of the application site. To the east is the London Road/Maurepas Way roundabout, beyond which is a block of three-storey flats.

The proposal is of similar design and siting to the extant scheme and would respond to the corner by providing a three-storey element with turret, dropping down to 2 ½ storeys and then 2-storeys as the building moves away from the corner. The siting and mass are considered to be appropriate for the site and its context and to comply with Policy CS16 of the Local Plan (Core Strategy).

(iii) Effect on neighbouring properties

The proposed building would be L-shaped such that the bulk of the building would be located along the southern and eastern boundaries, well away from the adjoining residential properties. The inward facing elevation would be set back some 24 metres from the houses fronting Freshfield Gardens and the northern flank elevation would be set back 14 metres from these properties in accordance with the extant application. In this regard the scale and mass of the building has been carefully designed to have regard to the amenities of the neighbouring properties. The proposal is therefore considered to provide an acceptable relationship to the houses in Freshfield Gardens.

(vi) Highway Implications

The access arrangements are the same as the approved application and comprise the closing off of the existing 2 access onto the roundabout and a new in/out system which removes the need to access the site directly from the roundabout. The access arrangements have been assessed by the Council's Highway Engineer along with the Highway Engineers at Hampshire County Council. No objection is raised to the access arrangements. The works would be subject to a S278 Agreement.

In respect to car parking the proposal provides for six car parking spaces, 4 buggy spaces, covered cycle spaces and maneuvering arrangements to enable delivery and refuse vehicles to enter the site, stand and exist in a forward gear in accordance with the approved scheme. The present application would increase the number of units by one space, and given the location of the site adjacent the town centre an increase in on site parking above the 6 previously supported could not be justified as this small increase in number of units is not considered to significantly increase the highways consideration and the Development Engineer has not raised objection.

(v) Effect on Trees

There are a number of trees along the southwest and northwest boundaries of the site and within the adjoining verges which help to screen the development site and contribute to the character and appearance of the area. The siting of the proposed development is similar to the extant scheme and an arboricultural report has been submitted in support of this application. The Council's Arborist has been consulted on the proposal and has raised no objection to the proposal as now submitted.

(vi) Effect on protected species

The application is supported by an Extended Phase 1 ecology Report and Phase 2

Bat Survey Report dated January 2015. The potential for the site to support legally-protected species is considered to be limited, although the two bungalows exhibit some features with the potential to support roosting bats and two evening Phase 2 bat surveys were carried out in October 2014. The Phase 2 bat surveys were undertaken outside the recognised optimum survey season but as the two dwellings appear to offer low potential for supporting roosting bats the Ecologist has advised that the submitted ecological information is adequate.

(vii) CIL, Financial Contributions and affordable housing

The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20th February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre on new residential floorspace (measured as gross internal area) and the CIL liability is £146, 464.

This development would increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. Natural England's advice in regard all new housing development within this zone is that it is likely to have a significant effect on the SPA. The measures of mitigation adopted by the LPA at the end of June this year requires a payment of £172 per dwelling to the Solent Disturbance Mitigation Project, and this payment has been received.

In respect to affordable housing the approved scheme did not provide for affordable housing. The viability of the proposed scheme has been assessed and it has been demonstrated that the inclusion of affordable housing would not be viable.

8 Conclusion

The application is considered acceptable and approval is recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00078

subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan – Drawing No. 10072WV P02 Rev A
Ground and First Floor Plans – Drawing No. 10072WV P03 Rev A
Second Floor and roof Plan – Drawing No. 10072WV P04 Rev A
South East Contextual Elevation and South East Elevation – Drawing No. 10072WV P05 Rev A
South West Elevation – Drawing No. 10072WV P06 Rev A
North East and North West Elevations – Drawing No. 10072WV P07 Rev A
Topographic Survey - Drawing No. CHURCHILL-Waterlooville-London Rd SU 01
Design and Access Statement
Extended Phase 1 Ecological Assessment and Phase 2 Bat Survey Report by ECOSA
Drainage Impact Assessment by abmh
Transport Statement by Mott MacDonald
Energy & Sustainability Strategy Report by NHBC
Arboricultural Impact Appraisal & Method Statement by Barrell Tree Care
Site Set-up drawing CRL : 10072WV : 202 B

Reason: - To ensure provision of a satisfactory development.

- 4 No development other than the demolition of the existing buildings shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11 and CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No development other than the demolition of the existing buildings shall commence until plans showing, in relation to the existing trees and other vegetation proposed to be retained, the layout of all foul and surface water drainage and other underground services proposed to serve that development have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11 and CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No development other than the demolition of the existing buildings shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that

specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11 and CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 No development other than the demolition of the existing buildings shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 No development other than the demolition of existing buildings shall take place until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 The development hereby permitted shall be carried out fully in accordance with the Arboricultural Report prepared by Barrell Tree consultancy and submitted to the Local Planning Authority on 19 January 2015.

Reason: To protect the trees within the development site and having due regard to policies CS16 and CS11 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 10 The accommodation hereby permitted shall be occupied solely by persons aged 60 years or over or, in the case of a couple, where one of the occupants is over the age of 60 years and the other is over the age of 55 years.

Reason: The units of accommodation have insufficient on-site parking to be occupied independently and the development does not make a contribution to open space/recreation provision due to the age range of intended occupiers,

having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 11 No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.
Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 12 No external plant or equipment shall be installed or used without the prior written consent of the Local Planning Authority.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 14 No development other than the demolition of existing buildings shall take place until a scheme for protecting the proposed dwellings from traffic noise from road traffic (London Road and Maurepas Way) has been submitted to and approved in writing by the Local Planning Authority. Those dwellings shall not be occupied until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

N.B.

Maximum noise level (predicted 15 years from completion of dwellings) in habitable rooms, with windows closed and other means of ventilation provided:

Daytime 38 dB LAeq,16h

Night time 30 dB LAeq,8h

Reason: To safeguard the amenities of occupiers of those dwellings and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 15 No development other than the demolition of existing buildings shall take place until the new site accesses are both completed, including the crossing of the highway verge and footway, in accordance with the approved Site Layout Plan LRW/P12/03 Sk01 and the Site Set-up drawing CRL : 10072WV : 202 B.
Reason: In the interests of highway safety and mindful of the proximity of the adjoining roundabout junction and in the interests of the safety and free-flow of traffic and pedestrians and having due regard to policies CS16 & CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 16 The existing site accesses shall be stopped up and abandoned and any

footway/verge crossings shall be reinstated on completion of the new accesses

Reason: In the interests of highway safety and mindful of the proximity of the adjoining roundabout junction and in the interests of the safety and free-flow of traffic and pedestrians and having due regard to policies CS16 & CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 17 No development other than the demolition of existing buildings shall take place until the area shown hatched in brown on the Site Set-up drawing CRL : 10072WV : 202 B has been provided and made available for the purposes of vehicle access, manoeuvring and loading/unloading. Thereafter this hatched area shall be maintained for these purposes for the duration of development works and no storage or the siting of any site cabin, building or silo, shall take place within this hatched area.

Reason: To safeguard the adequacy of vehicular access and manoeuvring during the period of development works, mindful of the proximity of the adjoining roundabout junction and in the interests of the safety and free-flow of traffic and pedestrians and having due regard to policies CS16 & CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 18 The building shall not be occupied until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 19 The development hereby permitted shall not be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be fully implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and in and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 20 No development other than the demolition of the existing buildings shall commence until details of the measures including replacement habitat such as log piles to mitigate the impacts on ecology have been submitted and approved in writing by the local planning authority. The development shall not be occupied until the approved details has been implemented unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.