
Site Address: Site adjacent to Wellington Retail Park, Hambledon Road,
Waterlooville
Proposal: Installation of pedestrian access ramp (revised to ramp approved in
Planning Permission APP/12/00835), to Maurepas Way.
Application No: APP/13/00655 Expiry Date: 26/08/2013
Applicant: Sainsbury's Supermarkets Ltd. Team: Team 2
Agent: Ms Mitchell Case Officer: Sally Smith
WYG Planning & Environment
Ward: Waterloo DMC Lead Member

Reason for Committee Consideration:

Density:

HDS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site involves the underpass under Maurepas Way between the Wellington Retail park and St George's Walk and the area of banking alongside the road on the side of the retail park.

2 Planning History

APP/10/00793 - Demolition of existing buildings and erection of food store, undercroft car park, 6 no,pump PFS, pedestrian access ramp and associated landscaping.
Permit subject to S106 22/12/2011.

APP/12/00835 - Variation of Condition 35 of Planning Permission APP/10/00793 to amend approved plans relating to: a reduction in height of the main building; alterations to glazing; alterations to highway layout; changes in landscaping and other small amendments. Permit subject to S 106 7/3/13.

Both permissions included a condition requiring the ramp to be completed before the store opens for trading.

3 Proposal

- 3.1 The planning permissions for the Sainsburys store included a ramp to improve the linkages with the town centre particularly for the disabled and those with impaired mobility. The required works are within the adopted highway and the developers have been working with the County Council as a Section 287 Agreement is required for the works. As a consequence of those detailed discussions to provide a structurally acceptable proposal it has become necessary to amend the scheme by increasing the length of the ramp and to widen the Maurepas Way access point. As the length of the ramp has increased this has taken the proposal outside the application site defined for the Sainsbury store permission and consequently a revised detailed application is required.
- 3.2 The amendments will also mean the project will avoid disruption to structural services

that run under Maurepas Way. The design of the ramp accords with the indicative design originally approved and includes the pointed pillars that provide visual interest while providing structural support. The proposed ramp will be Disability Discrimination Act (DDA) compliant and will allow pedestrians to cross to the town at street level. It will have a length from the car park level until the bend of approximately 58m. The slopes will have gradients of between 1:25 and 1:34.3 whilst the bend will be level. On the town centre side of the crossing the existing stepped ramp will be infilled with foam concrete and there will be improvements to the surface treatment. The existing subway and associated steps will be left intact so providing a choice of crossing methods.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

CS6 (Regeneration of the Borough)

DM11 (Planning for More Sustainable Travel)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

As this proposed ramp will be a highway Structure built on adopted highway by means of a Section 278 Agreement of the Highway Act the design has been checked and conforms to the Disability Regulations. The Highway Authority is satisfied with the proposals and recommends approval of this application.

Property Services Manager

Awaited

Hampshire Highways

The application is to take account to the changes that have resulted from the detection of structural services running under Maurepas Way which would have been disrupted by the previous design.

The proposed ramp has been subject to review by Hampshire County Council's Structural Engineers through the Approval in Principle process and the design is considered acceptable.

It will be necessary for the construction of the pedestrian ramp and crossing to be completed prior to the occupation of the Sainsbury's supermarket which was approved under planning permission APP/12/00835. This should either be through an appropriate condition or legal agreement to insure that suitable pedestrian and cycle access to the supermarket is implemented.

The highway authority raise to objections to the proposed development subject to the above.

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: 48

Number of site notices: Two

Statutory advertisement: Not applicable.

Number of representations received: None to date

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) Effect on Visual Amenity
- (iii) Highway and Access Implications

(i) Principle of development

7.2 The principle and need for the ramp was established under the planning permissions for the new Sainsburys retail development. The ramp was a requirement to provide better linkages with the town centre and to enable the store to be considered an edge of centre store and make it acceptable in location terms. The ramp was shown indicatively in the retail submissions and conditions were included to require the submission of further details and to ensure it was constructed before the store opened to the public. The principle of the ramp is therefore acceptable and a condition is proposed to link its implementation to the opening of the Sainsburys store.

(ii) Effect on Visual Amenity

7.3 The ramp is proposed in the same position as previously approved but has lengthened to meet structural requirements and to be DDA compliant. The consequence is that it extends further along the bank of Maurepas Way than previously indicated. However, its design follows the indicative drawings previously submitted and includes the spire supports which will add visual interest to the structure and contribute to the public realm in this important area linking Sainsburys and the Wellington Retail park with the town centre.

7.4 In order to introduce the ramp it has been necessary to remove the trees on the bank.

Landscaping will be reintroduced but it will need to take account of the new structure. A condition is proposed to ensure landscaping is reintroduced as appropriate.

(iii) Highway and Access Implications

- 7.5 The ramp has been designed to accord with the S278 requirements of Hampshire Highways. The S278 process is nearing completion and therefore the design accords with highway requirements.
- 7.6 On the matter of the use of the ramp by the mobility impaired and those with wheel chairs and push chairs the ramp has been designed with a gradient of between 1:25 and 1:33 in some sections. It is level on the bend. The gradient of the ramp has been considered against BD29 under which ramps of gradients flatter than 1:20 do not require intermediate landings. This shallower slope offsets the additional length that has been built into the project.

8 Conclusion

- 8.1 The amended proposals for the ramp and the crossing details are considered acceptable subject to the conditions proposed. The scheme is not subject to CIL.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00655 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 No development hereby permitted shall be commenced until a 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 CS16 and DM8 of the Havant Borough Local

Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 No development shall commence on the site until all trees and shrubs not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing. Such fencing shall conform to the following specification in accordance with BS5837 2005.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development hereby approved shall be constructed and in use prior to the opening to the public of the retail development approved under planning permission APP/12/00835 dated 7th March 2013.

Reason: To provide improved linkages between the approved retail development and Waterlooville Town Centre and having due regard to policies CS6, CS16 and DM11 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework 2012.

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

Application covering letter

✓ Application form and Certificates dated 26 June 2013

✓ Drawing No. CHQ.08.08455 – PL150A, Site Location Plan (1:1250 @ A2)

✓ Drawing No. CHQ.08.08455 – PL152, Existing Pedestrian Ramp (1:500 @ A2)

Drawing No. 4483-004 C3, Ramp Plans & Details (As indicated @A1)

Drawing No. 4483-005 C4, Pilecap & RC Ramp Details (As indicated @ A1)

✓ Drawing No. 4483-006 C2, Concrete Ramp Details (1:50 @ A1)

✓ Drawing No. 4483-007 C3, Steelwork Details (As indicated @ A1)

✓ Drawing No. 4483-008 C2, Enlarged Plan Details (As indicated @ A1)

✓ Drawing No. 4483-009 C2, Steelwork Details (As indicated @ A1)

✓ Drawing No. 4483-010 C2, Ramp Elevations (1:100 @ A1)

✓ Drawing No. 4483-011 C3, Pile and Pilecap Layout (As indicated @ A1)

✓ Drawing No. 4483-015 C2, Setting-out Layouts (As indicated @ A1)

✓ Drawing No. 4483-020 C1, Existing Ramp Infill (As indicated @ A1)

✓ Drawing No. 4483-201 P1, Ramp Layout Plan Showing Existing Services and Proposed Sections (1:200 @ A1)

✓ Drawing No. ZSSLWVILLE2.2/50, S278 Agreement Highway Improvements

✓

Reason: - To ensure provision of a satisfactory development.

Appendices:...