

Planning, Design and Access & Community Consultation Statement

Land adjoining St
Michael's Convent,
Waterlooville

Linden Homes Southern

September 2013

Contents

1	Introduction	1
2	Site Context and Surroundings	2
3	Community Consultation	4
4	Design and Access Statement	5
5	Planning Policy Framework	9
6	Assessment of Development Proposals	18

Appendices

Appendix 1 St Micheal's Convent Housing Allocation Saved Policy H3.2

Appendix 2 St Micheal's Convent Site Layout

Appendix 3 Proposed Site Layout

TA reference: LINW2011

LPA reference:

Date of issue: 11 September 2013

6th Floor North
2 Charlotte Place
Southampton, SO14 0TB

T: 023 807 24888

1 Introduction

- 1.1 This Planning, Design and Access and Community Consultation Statement supports a full planning application for the erection of 10 dwellings on a 0.47 ha site. The application site is located between the Sacred Heart and St Peter the Apostle Church car park and presbytery, and St Michael's Convent grounds, Waterloooville. The application comprises the remaining developable area of the St. Michael's Convent allocation, under Saved Policy H3.2 of the Havant Borough District Wide Local Plan 2005 (Appendix 1).
- 1.2 Linden Homes' recently permitted redevelopment of St Michael's Convent will provide 65 new dwellings, and the conversion of the Convent building to provide 17 apartments (Application Ref. 12/00760). The current application proposals envisage the erection of a total of 10 dwellings comprising 6 no. 3 bed units and 4 no. 4 bed units, and associated access, parking, and landscaping on the adjoining land.
- 1.3 The planning policies in the Havant Core Strategy, adopted Local Plan (saved policies) and guidance in the St Michael's Convent Development Principles Supplementary Planning Guidance (SPG), together with the emerging Allocations Plan have informed the formulation of the development proposals.
- 1.4 This planning, design and access statement describes the key design principles which have shaped the proposals. It also reviews and demonstrates compliance with the approved and emerging relevant development plan policies and the policy context advocated in the National Planning Policy Framework(March 2012).
- 1.5 This statement should be read together with:
 - The application drawings and forms
 - Transport Statement
 - Flood Risk Assessment
 - Archaeological Desk Based Assessment
 - Arboricultural Impact Appraisal and Method Statement
 - Ground Appraisal Report
 - Employment and Skills Plan
- 1.6 Section 2 contains a description of the site context and its surroundings, including a review of the site's planning history. Section 3 provides a summary of community consultation undertaken. Section 4 contains the Design and Access Statement including a description of the development proposals and key design principles for the proposals whilst Section 5 sets out the national and local planning context. An assessment of the proposed development is provided at Section 6.

2 Site Context and Surroundings

Site Description

- 2.1 The application site comprises a 0.47ha area of disused land adjoining the recently approved St Michael's Convent redevelopment (Appendix 2).
- 2.2 As detailed above, the site occupies the remaining allocated area for housing as part of the St Michael's Convent development under Saved Policy H3.2 of the Havant Borough District Wide Local Plan 2005 (Appendix 1). Accordingly the principle of residential redevelopment of the site has been established.
- 2.3 The 'L-shaped' parcel of land is located immediately to the east of the Sacred Heart and St Peter the Apostle Church car park. The northern boundary is bounded by the rear gardens of the Avondale Road residential properties.
- 2.4 A number of trees are to be retained along the existing access road, and the common boundary with residential properties to the north.
- 2.5 The site is within close proximity of Waterlooville Town Centre, a wide range of community facilities and employment opportunities, and is within the settlement boundary as identified in the adopted Havant Borough District Wide Local Plan.

Planning History

- 2.1 The planning applications relating to the redevelopment of St Michael's Convent include:
 - Application Ref 12/00760 – St Michael's Convent, 354 London Road, Demolition of later additions to side and rear elevations of Listed Convent, complete removal of already partially demolished link between Church and Convent, conversion and refurbishment of former Convent building to 17 no. apartments, erection of 65 no. dwellings, fencing and landscaping, public open spaces and alterations to existing accesses to London Road and Hulbert Road. Permitted December 2012;
 - Application Ref 12/00761 – St Michael's Convent, 354 London Road, Listed Building Application for later additions to side and rear elevations of Listed Convent, complete removal of already partially demolished link between Church and Convent, conversion and refurbishment of former Convent building to 17 no. apartments. Permitted December 2012; and
 - Related applications (Application Refs. 13/00339 and 13/00330) were lodged in April 2013, for the variation of condition(s) to allow the occupation of up to 15 dwellings before works to the north east elevation of the Convent have been completed. Approved 22 May 2013.
- 2.6 The Council's on-line planning application records also indicate various historic applications for extensions and new buildings associated with the former use of the Convent and Sacred Heart Church.

Surrounding Area

2.2 The Council's records also refer to the following planning applications in the vicinity of London Road:

- Application Ref 06/51745/063 – The Laurels, 350 London Road. Demolition of dwelling house and erection of 13 dwellings (6 houses and 7 flats) with associated garages and new access. Permitted April 2007.
- Application Reference 07/72312/000 - 356-356A London Road – Erection of new Church and Parish Centre, ancillary office and presbytery with associated car parking and landscaping. Permitted August 2007.

3 Community Consultation

- 3.1 Prior to the submission of the application, correspondence was sent to local residents and all three Havant Borough Council (HBC) Waterloo ward members which provided a brief introduction to Linden Homes' latest proposals and extended an invitation to arrange a one-to-one meeting with the project team. This invitation was issued to immediate neighbours of the site – including residents of Avondale Road, London Road, The Beeches and Villa Gardens – in order to give them an opportunity to discuss the proposals in more detail and ask any questions that they had at that stage.
- 3.2 The meetings were arranged to be held at the Church of the Sacred Heart on Friday 17th May 2013. Two neighbouring residents and one local ward member arranged individual one-to-one meetings, which were attended by three members of Linden Homes' project team. In addition, a briefing for residents of The Beeches was organised and attended by approximately 12 residents of the retirement/sheltered housing complex; this was held in the lounge of The Beeches building for the convenience of its residents.
- 3.3 Following this meeting, Linden Homes responded to all queries raised through further correspondence. It should be noted that the majority of these issues related to wider development issues as opposed to being directly related to the current proposals.
- 3.4 No material issues of concern were raised through these pre-application discussions which warranted amendments or revisions to be made to the draft proposals.

4 Design and Access Statement

Vision and Design Principles

- 4.1 The vision for the site is to deliver the carefully conceived housing scheme which integrates with the wider redevelopment of St Michael's Convent. The proposals will deliver a high quality residential development, which will safeguard the amenities of Avondale properties, preserve the existing mature trees of merit and deliver additional landscaping. The quality of the proposed housing will enhance the setting of the listed buildings, and complement the established residential areas to the north.
- 4.2 The key design principles guiding the development proposals for the site include:
- Re-using and redeveloping a brownfield site in a highly sustainable location;
 - Creating a building frontage link between the new church/presbytery, and the adjoining St Michael's housing development;
 - Providing an active street scene along the entrance road, which overlooks and enhances the northern boundary to 'The Green';
 - Ensuring the new development typically of 2 storeys respects the setting of the listed buildings and the amenity of occupiers of neighbouring properties is protected;
 - Design based on key urban design principles providing for a permeable and legible layout with active frontages and creating a sense of place;
 - Retention of key trees within the redevelopment proposals and provision of appropriate additional planting;
 - Provision of additional landscaping to enhance the site, to define the character areas within the site and to protect the amenity of Avondale Road occupiers as well as the new approved development to the east of the site;

A copy of the proposed site layout is included at Appendix 3.

Use, Amount and Layout

- 4.3 The application site is allocated for residential development both under Saved Policy H3.2 and the emerging Allocations Development Plan Document (DPD).
- 4.4 The site will be accessed from London Road, via the access which is being upgraded to serve the St Michael's Convent redevelopment.
- 4.5 The layout ensures that properties front onto this access from London Road provide an active street frontage at the entrance to the site that links the approved St Michael's redevelopment with the existing church and presbytery to the west. In addition, the building will ensure that existing key views of the former church and convent building, and 'the Green' from the western entrance to the site are retained.

- 4.6 Within the northern part of the site, the private gardens for plots 87-89 adjoin the rear of the existing Avondale Road properties. A minimum distance of at least 23 metres from the rear elevation of the existing dwellings will ensure the amenity of neighbouring properties is protected.

Scale and Massing

- 4.7 The application proposals include a mix of 3 and 4 bedroom 2 storey dwellings which are in keeping with the scale and massing of existing dwellings surrounding the application site.
- 4.8 A mixture of terraces, courtyards and semi-detached dwellings are used to reflect the grain of the Avondale Road properties, the new dwellings at St Michael's Convent, and the surrounding area.

Appearance

- 4.9 The design and appearance of the proposed dwellings is drawn primarily from the design of the recently permitted development. Design features include gables, arched windows, chimneys, flat porches and flat roof dormers.
- 4.10 Proposed materials include red and red/brown brick, a mixture of grey slate and plain clay roof tiles.
- 4.11 Overall, the design approach ensures the creation of a sense of place and identity. The design and appearance of the dwellings will ensure that the new buildings will complement the recently permitted development, the adjoining heritage assets of the convent and the church, and the adjacent existing housing.

Landscaping

- 4.12 The landscape strategy will retain the majority of the existing vegetation to the northern boundary which will be strengthened by supplementary hedging planting and specimen trees.
- 4.13 All plots facing the main entrance road will have private landscaped gardens with additional planting to the road/pavement edge to enhance the street frontage.
- 4.14 To the eastern and northern edge of the courtyard, areas of landscaping have been introduced. These areas create a soft edge to the hard landscaping and improve the courtyard appearance viewed from the main entrance road and internally from the individual units. Areas of planting and vegetation have been introduced around the perimeter of the houses to create a defensible edge from pedestrian and vehicular routes.

Movement and Access

- 4.15 The application site is served by the vehicular and pedestrian access point from London Road to the west, which is being upgraded to serve the approved St Michael's redevelopment.
- 4.16 The London Road access also serves the main access to the approved redevelopment of St Michael's Convent, in addition to the new Church of the Sacred Heart and St Peter the Apostle, the presbytery, existing dwellings on Villa Gardens and new housing fronting London Road.
- 4.17 Bellamy Roberts (Highway Consultants) undertook a review of the existing access points as part of the wider redevelopment of the site. They have subsequently confirmed that the impact of the proposed development on the remainder of the allocation site will be imperceptible, and would not add or cause severe congestion in this locality.
- 4.18 There are no Public Rights of Way through the site.

Accessibility and Security

- 4.19 The layout enables easy pedestrian movement around and through the site and links to the existing footpaths including access to the town centre and bus stops which are located in proximity to the site on London Road (and further services operating from Waterlooville Precinct).
- 4.20 The dwelling units have been designed to meet current Building Regulations and Design Quality Standards. This comprises level thresholds and requisite internal circulation and activity spaces.
- 4.21 All houses will be constructed to attain Part 2 (Physical Security) of the Secured by Design Standards. The site layout has been designed to accommodate principles inherent in Part of the standard and include:
- Overlooking the public realm, public routes and parking areas from active frontages/ habitable rooms of dwellings
 - Suitable definition and separation between public and private realms
 - Gated access to rear garden
 - Front door access to dwellings visible from the street

Services and Drainage

- 4.22 AMA has undertaken a review of existing site drainage.
- 4.23 The key service affecting the site is the sewer which runs through the middle of the site which is to be retained with easements safeguarded.

Accessibility

- 4.24 The site is located 300 metres from Waterlooville Town Centre, within a highly sustainable location. It lies within easy walking distance of the public facilities within the

Town Centre, and has a number of local facilities nearby. The site benefits from good public transport links being located on the A3 Bus Corridor priority route.

Sustainable Construction

4.25 The dwellings will all be designed and constructed to achieve Code for Sustainable Homes Level 3.

4.26 In meeting Code Level 3 the following key sustainability issues will be included:

- At least 10% improvement over 2010 Part L Building Regulations. This will be achieved through levels of fabric improvements, energy efficiency measures, exceeding current standards for air tightness and potential use of renewable energy technologies.
- Secure cycle storage to encourage active low carbon travel.
- Reduce water usage through reduced flow rates for taps, WCs and showers and water efficient white goods. Using water butts will further reduce the demand on the mains water system.
- Internal recycling facilities to promote sustainable waste behaviour with adequate external storage provided in line with the required standards.
- Measures incorporated to allow dwellings to be easily adapted to meet the changing needs of current and future occupants.
- Construction site impacts to be monitored and reduced through the use of a fully compliant Waste Management Plan, including measures to reduce air and water pollution in the area.
- Security measures to meet Section 2 of Secured by Design.
- Ecological enhancements in landscaped areas including the planting of native species to enhance biodiversity and ecology.

5 Planning Policy Framework

- 5.1 This section highlights the key planning policies relevant to the consideration of the application proposals. The development plan comprises the Havant Borough Core Strategy, the saved policies from the Havant Borough District Wide Local Plan and the emerging Draft Havant Borough Allocations Plan. Other material planning policy documents include:

A. National Documents

National Planning Policy Framework (March 2012)

B. Local Documents

Supplementary Planning Documents and Guidance

- Residential Parking and Cycle Provision (March 2010)
- Housing (July 2011)
- Developer Contributions (April 2012)
- Borough Design Guide (December 2011)

Other Planning Guidance

- Development Principles (May 2011)
- Community Infrastructure Levy (CIL) Charging Schedule (February 2013)

National Planning Policy Framework

- 5.2 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and sets out measures the Government expects the planning system to adopt to achieve sustainable development. At the heart of the NPPF is a 'presumption in favour of sustainable development', which is seen as a golden thread running through both plan-making and decision-taking.
- 5.3 Key principles and objectives which are of relevance to the proposals are highlighted below:

<i>Achieving Sustainable Development</i>		
Sustainable Development (Paragraph 7)	Economic role	There is a need for the planning system to ensure there is sufficient land available at the right time and in the right places to support growth and innovation; and by identifying and coordinating development requirements, including the

		provision of infrastructure;
	Social role	Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations, with accessible local services that reflect the community’s needs;
	Environmental role	Contributing to protecting and enhancing our natural, built and historic environment; and mitigating and adapting to climate change.
Core Planning Principles (paragraph 17	- The need for development to be ‘plan-led.’ - Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. - High quality design and good development standards are advocated with encouragement for a transition towards a low carbon future. - The different role and character of areas should also be taken into account, promoting the vitality of our urban area, and encouraging the effective use of previously developed land (provided that it is not of high environmental value). - Heritage assets are conserved in a manner appropriate to their significance.	
<i>Deliver a wide choice of high quality homes</i>		
Boost significantly the supply of housing	Local planning authorities are urged to deliver a wide choice of high quality homes by: • Boost significantly the supply of housing by meeting in full the objectively assessed need for market and affordable housing as far as is consistent with the policies set out in the Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period; • Identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against the housing requirement with an additional buffer of 5% to ensure	

	choice and competition in the market for land; and • Deliver a wide choice of high quality homes; widen opportunities for home ownership and create sustainable inclusive and mixed communities by identifying the size, type, tenure and range of housing that is required in particular locations reflecting local demand, current and future demographic trends, market trends and the needs of different groups including for affordable housing.
<i>Presumption in favour of sustainable development</i>	
Decision-taking (paragraph 14)	Approve 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, grant permission unless the adverse impacts of doing so, significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

Local Documents		
Havant Borough Core Strategy (March 2011)		
Spatial Distribution	Policy CS17 (Concentration and Distribution of Development within the Urban Area)	Establishes the principle of residential development on the site. Seeks to concentrate new housing development within the Borough's five urban areas which include Waterlooville, prioritising development on previously developed land, including redundant, derelict or underused land and buildings within the urban areas.
Housing	Policy CS9 (Housing)	Permission will be granted for proposals that will contribute to achieving the strategic requirement (6,300 dwellings); Deliver on average 30% affordable housing (on sites of between 5 and 14 dwellings (gross)); Achieve a suitable density of development for the location taking into account accessibility to public

		transport and proximity to employment, shops and services in addition to respecting the surrounding landscape character and built form. Requires provision of a mix of dwelling types, sizes and tenures to help meet identified local housing need, to contribute to the development of mixed and sustainable communities. Guidance on housing type and size includes: • A mix of dwelling types will be sought from one and two bedroom flats to terraces and larger detached houses • Affordable housing provision should be informed by up-to-date housing needs information. Previously developed land and the more sustainable sites are the priority for residential development (paragraph 6.12).
Natural Environment and Heritage Assets	Policy CS11 (Protecting and Enhancing the Special Environmental and Heritage of Havant Borough)	Planning permission will be granted for development that ensures key landscape and built form principles are protected, and where possible, enhanced; protects and enhances and non-statutory designated landscapes and habitats. No part of the application site is subject to a statutory or non-statutory nature conservation designation.
	Policy DM8 (Conservation, Protection and Enhancement of Existing Natural Features)	Seeks to protect and enhance local habitats and landscape distinctiveness by measures including: • Protecting on site natural features of nature conservation or amenity importance (e.g. trees, hedgerows, streams). • Sympathetically incorporate existing features into the scheme design. • New landscape works to integrate successfully with existing natural features. • Maintaining sequences of greenspaces.
High Quality Design	Policy CS16 (High Quality Design)	• Responsiveness to local context, including integration with existing natural and historic features, built development (heights, massing, building line, plot widths and depths, materials,

		window proportions); well-connected pedestrian and cycle routes, encouragement to use public transport; and no unacceptable harm to neighbours through loss of privacy, outlook, noise and overlooking. • Positive relationship between buildings, streets and spaces (both existing and proposed), including measures to reduce crime, antisocial behaviour, improve community safety, and incorporate effective maintenance and management regimes. • Avoid vehicle dominated streets and have a legible design. • Improve the public realm by measures such as the use of high quality hard and soft landscape materials. • Be inclusive by considering the needs of those with disabilities, and the integration of affordable housing through tenure blind design. • Mitigate negative environmental impacts through sustainable design and construction methods and adaption to climate change over the lifespan of the building.
	Policy DM13 (Car and Cycle Parking on Residential Development)	Permits residential development where it provides car and cycle storage in accordance with the standards set out in the Residential Car Parking and Cycle Provision SPD.
Sustainable Construction	Policy CS14 (Efficient Use of Resources)	Requires all new housing development to achieve Code for Sustainable Homes Level 3 (unless proven to be financially or technically unviable).

Saved policies from the Havant Borough District Wide Local Plan	
Policy H3: Baseline Housing Sites	Confirms the St Michael's Convent housing allocation (net site area 3.9 hectares), with an indicative capacity of 70 dwellings. In addition to the recently permitted redevelopment comprising 65 new dwellings and the conversion of the Convent into 17 apartments, 13 dwellings have already been erected fronting London Road.
Policy H3.2: St Michael's Convent	
Policy R17: Playing Space Related to New Housing Development (in tandem with policies CS13 and CS19).	Requires open space is to be provided in accordance with the National Playing Fields Association (NPFA) standard of 2.4 hectares of open space per 1000 population. Based on an average household size of 2.4 persons per dwelling, the 10 houses would generate a requirement for 0.05 hectares of open space i.e. $10 \times 2.4 \text{ persons} = 24$; $0.024 \times 2.4 \text{ hectares} = 0.05 \text{ hectares}$.

Supplementary Planning Documents	
Housing SPD (July 2011)	Meet the housing needs of the borough and to plan for everyone to have access to a decent home, with particular regard to those in need of affordable housing, in addition to meeting the needs of the ageing population. Provide additional affordable housing in line with Core Strategy Policy CS9, in an innovative and flexible manner. Promote the provision of high-quality and sustainable affordable housing that provides a suitable range of housing types and sizes for a range of income levels; to help create mixed balanced communities. Plan for and encourage the provision of homes for people in need through Hampshire Home Choice and HomesInHants. A one size fits all approach to the provision of housing is inappropriate. Planning applications should comply with Core Strategy Policy CS9, the advice in the Housing SPD and take account of the area and ward profile information set out at Appendix B of the SPD. On Housing Size and Mix paragraph 1.23 advises; <i>"Exact proportions of housing size will vary from site to site, although</i>

	<i>an indication of the size of the units that will be sought is given in Table 3 (on Page 22). Generally the aim will always be to increase the amount and proportion of dwellings with two or more bedrooms for all housing tenures as this is the greatest housing need irrespective of tenure types. This will enable the council to meet the general housing need and provide the most flexible housing stock. There will, therefore, be a preference for a range of housing sizes and types with increased provision of two bedroom or more properties i.e. with three or more bed spaces, for all properties.”</i>
Borough Design Guide (October 2011)	The SPD recognises that the achievement of good design is central to the Core Strategy’s vision to create a “<i>cleaner, safer and more prosperous place</i>”. The SPD supplements Core Strategy Policy CS16: High Quality Design and lists the seven key principles of Good Design. Section 4 contains full details of the application of these design principles in formulation of the scheme proposals.
Residential Parking and Cycle Provision SPD (March 2010)	The SPD supplements and updates the requirements for residential car parking identified through saved policy T9 of the Havant Borough District-Wide Local Plan. The SPD recognises that vehicle parking provision can be provided by allocated or shared/communal parking.

Other Planning Guidance		
Development Principles (May 2011)	Heritage Assets	Convent – Maintain and enhance architectural and historic interest, integrating with the grounds and safeguard the setting of the listed buildings. Church – Preserve the listed building and maintain views from the western approach and the green area.
	Developable Area	Trees – Retain where practicable, potential for selective replacement of trees Neighbouring Properties – Protect amenity and aspect Density – Sustainable location justifying efficient use of land where the indicative number of units identified in the local plan (70) can be exceeded. Design – A contextual approach complementing the listed buildings (but with potential for innovation and contemporary elements) and underpinned by sustainable design.
	Household Type and Mix	30-40% affordable housing provision
	Access, Vehicles and Parking	Main access from London Road (with some use of Hulbert Road). Primary access designed with maximum speed of 20 mph. Car and cycle parking to be provided in accordance with adopted standards.
	Open Space, Landscape and Biodiversity	'The Green' (0.4ha) is a focal point and valuable green space. High quality landscaping required particularly around listed buildings and key open spaces. Seek to minimise impact of vehicle parking
	Services	Sustainable drainage approach.

Community Infrastructure Charging Schedule	The Council has adopted a Community Infrastructure Charging Schedule for residential development of £100 per sq. for Emsworth and Hayling Island, and £80 per sq. m for the rest of the Borough. The CIL Charging Schedule came into force on 1 May 2013, and will apply to applications permitted on or after 1 August 2013.
---	---

Emerging Draft Local Plan (Allocations)

- 5.6 The Council published a draft Allocations Plan for public consultation in November 2012, which closed on 22 January 2013.
- 5.7 The Allocations Plan identifies sites to meet the remainder of the Core Strategy housing requirement to 2026. It contains strategic policies, development management policies, and allocations within the five areas of the Borough. A summary of the relevant policy relating to the St Michael's allocation is provided below.
- 5.8 The published timetable at the time of submission indicates the next stages in the plan preparation are as follows:

<i>Pre-Submission publication</i>	<i>October 2013</i>
<i>Submission</i>	<i>January 2014</i>
<i>Examination</i>	<i>March/April 2014</i>
<i>Adoption</i>	<i>July 2014</i>

Emerging Draft Local Plan (Allocations)

Policy WA1 (Waterlooville Housing Allocations)	Allocates housing sites which contribute towards meeting the residual housing requirement for the Waterlooville area. An indicative capacity of 66 net dwellings St Michael's Convent / Sacred Heart Church (ref. W53a/b) is identified based on known site characteristics and density considerations. Planning permission will be granted provided proposals: 1. Are consistent with the indicative number of dwellings; and 2. Take account of any specific development requirements which include the retention of the two grade II listed buildings and key green spaces, fluvial modelling, and a surface water drainage scheme incorporating Sustainable Urban Drainage systems.
--	---

6 Assessment of Development Proposals

Principle of Development

- 6.1 As a baseline housing site under saved Policy H3.2 of the Havant Borough District Wide Local Plan 2005, the principle of redevelopment has been established.
- 6.2 The proposals are consistent with the aims and objectives of Core Strategy Policy CS17 which seek to concentrate new housing development within Waterloo, where previously developed land is prioritised for development.

Density

- 6.3 The erection of 10 dwellings on a 0.47 hectare site area equates to 21.2 dwellings per hectares.
- 6.4 Adopted Local Plan Policy H3.2 refers to an indicative capacity of 70 dwellings on the allocation site. Whilst the total number of dwellings exceeds this indicative capacity, this reflects advice set out by paragraph 188 of the adopted Local Plan:

“This indicative capacity may be exceeded since the site is at a highly sustainable location and thus higher overall density would be appropriate, proposals for more than 70 dwellings would enable the full potential for sustainable development to be realised but they should ensure that the various conservation and design policies are achieved.”

Relationship with Neighbouring Properties

- 6.5 The application site has established boundaries comprising a combination of screen fencing, hedgerows and a number of existing mature trees which are to be supplemented by additional tree planting.
- 6.6 The northern boundary of the site immediately adjoins the rear gardens of the residential properties of Nos. 10, 10a and 12 Avondale Road. The layout has been carefully conceived to ensure that a minimum distance of 24 metre back to back relationship. In addition, the trees of merit and mature vegetation is reinforced by additional planting along the common boundary to safeguard privacy.

Trees and Landscaping

- 6.7 It is proposed to retain the existing trees of merit and vegetation on the northern boundary, in addition to the existing trees located on the western side of the main side entrance. This will be supplemented by additional planting to strengthen and retain these boundaries.

Traffic Impact

- 6.8 Bellamy Roberts (Highways Consultants) calculate that traffic associated with the proposed 10 dwellings would generate 4 vehicles in the morning peak hour period and 3 vehicles during the afternoon peak hour period (rounded to the nearest whole number). This level of traffic generation is not expected to impact on the adjoining highway network.
- 6.9 Existing residents previously raised concern in relation to the traffic movements associated with the Sunday morning church services. However, the survey undertaken of a typical Sunday service recorded that the vast majority of vehicles leave the site between 11.20 and 11.31am (11 unit minute duration).
- 6.10 The proposals generate 2.35 vehicles during the 11 minute Sunday morning period, of which 2 are generated by the adjoining consented scheme. The proposal for 10 units is likely to generate less than one additional trip during the critical Sunday morning period. This difference would be imperceptible and would not add or cause severe congestion in the locality.

Compliance with Planning Policies

National Planning Policy Framework

- 6.11 The presumption in favour of sustainable development lies at the heart of the NPPF. In significantly boosting housing supply, local planning authorities are encouraged to promote the vitality of urban areas, take account of the character of different areas, and make effective use of previously developed land. The NPPF signals that housing applications should be considered in the context of the presumption in favour of sustainable development, and where in accordance with an up to date Local Plan, are to be approved without delay.
- 6.12 The NPPF encourages the delivery of a wide choice of high quality homes, and seeks to widen opportunities for home ownership to create sustainable, inclusive and mixed communities, and a transition towards a low carbon future.
- 6.13 The assessments, and the design principles outlined in section 4 above, demonstrate compliance with all the principles and guidance on sustainable development as set out in the NPPF. Hence the guidance at paragraph 187 which urges *“decision takers at every level should seek to approve applications for sustainable development wherever possible.”*

Havant Borough Core Strategy

- 6.14 The scheme proposals are fully consistent with the following Core Strategy policies:

Policy CS17 (Concentration and Distribution of Development within the Urban Area) – the proposals would deliver housing development within Waterlooville as one of

the borough's five identified urban areas which is prioritised for the development of previously developed land.

Policy CS9 (Housing) – the proposed housing mix of 4 no. four bedroom and 6 no. three bedroom dwellings will deliver an appropriate mix of dwellings. The 21.2 dwellings per hectare, as proposed will achieve an appropriate density by reason of the site's accessibility to public transport, proximity to employment, shops and services, whilst responding to the built form of the surrounding area.

Policy CS11 (Protecting and Enhancing the Special Environmental and Heritage of the Borough) – the proposals have regard to and protect the setting of the Sacred Heart Church and Convent building and ensure that key views from the west of the site are retained.

Policy CS14 (Efficient Use of Resources) – the site is in a highly sustainable location in terms of its accessibility to Waterlooville Town Centre, public transport, and a wide range of facilities. The proposals would also achieve Code for Sustainable Homes Level 3 through measures which include: fabric improvements, energy efficient measures, secure cycle storage, reduced water usage, internal waste recycling facilities, ecological enhancements and sustainable urban drainage.

Policy CS16 (High Quality Design and Design Principles Guidance) – the scheme has been predicated and developed on the basis of the agreed principles for St Michael's Convent and the Borough's Design Guide, to deliver a high quality housing scheme, integrated with the approved adjacent housing scheme.

Summary

6.15 In summary, the scheme proposals comply with the NPPF and Development Plan Policies and will deliver a range of community benefits including:

- Delivery of 10 high quality dwellings which will be attractive to the market and contribute to meeting housing needs.
- A high quality housing development in character with and which respects locally distinctive features.
- A carefully conceived site layout designed to protect the amenities of Avondale Road occupiers.
- Housing in a sustainable location, with access to Waterlooville Town Centre, employment opportunities, public transport and a wide range of facilities and services.
- A carefully conceived housing scheme which integrates with the St Michael's redevelopment, and enhances the setting of the Sacred Heart Church and the Convent building as statutorily protected heritage assets.
- The retention of key trees and mature hedgerow which contribute to the character of the area.

Appendix 1 St Michael's Convent Housing Allocation Saved Policy H3.2

Appendix 2 St Michael's Convent Approved Site Layout

Appendix 3 Proposed Site Layout

We are a leading planning and urban design consultancy operating in key development sectors from offices across the United Kingdom.

Belfast	Glasgow
Birmingham	Leeds
Bristol	London
Cardiff	Manchester
Edinburgh	Southampton