

LINDEN HOMES

**ST MICHAEL'S CONVENT LONDON ROAD,
WATERLOOVILLE**

PLANNING SUPPORTING STATEMENT

MAY 2012

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TA Ref:	LINW2006
LPA Ref:	
Office Address:	Brunswick House 8-13 Brunswick Place Southampton SO15 2AP
Telephone	023 8072 4888
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Executive Summary

Introduction

1. This Planning Statement supports a full planning application and listed building consent application for the conversion and refurbishment of the former Convent buildings to 17 apartments and the erection of 65 dwellings within the grounds of the St Michael's Convent, located off London Road, Waterlooville.
2. Linden Homes' vision is to deliver a carefully conceived residential development which will:
 1. Create a sensitively planned and attractive "new place" of built form which will enhance local distinctiveness and deliver a high quality new housing environment in an attractive landscaped setting.
 2. The listed buildings of merit will be retained and sensitively converted and unsightly extensions and additions which detract from the listed buildings' architectural integrity, character and appearance will be demolished.
 3. Ensure the amenities of the occupiers of houses located adjacent to the site are safeguarded.
 4. Retain "The Green" open space (at the entrance to the site) for both its value as open space and its contribution to the setting of the listed Church.
 5. Exploit the open space and biodiversity potential of the Hermitage Stream area and provide a third open space area at the rear of the listed Convent.
 6. Make a significant contribution to meeting identified local needs for both open market and social housing.
3. The planning policies in the Havant Core Strategy, the adopted Local Plan (saved policies) and the guidance in the St Michael's Convent Development Principles guidance have informed the formulation of the development proposals. A public exhibition held on 14 March and feedback from the Development Consultation Forum (26 April) have similarly influenced the application proposals.

The Site and Surroundings

4. The application site comprises 2.83 hectares and is allocated for residential development as a baseline housing site under saved Policy H3.2 of the Havant Borough District Wide Local Plan 2005. Accordingly the principle of the sites residential redevelopment has been established.

5. The site is located off London Road within easy and level walking distance of Waterlooville Town Centre and a wide range of employment opportunities, shops, community facilities and public transport facilities (e.g. the A3 bus corridor).
6. St Michael's Convent and the Sacred Heart Church are Statutory Grade II Listed Buildings. The gardens immediately to the east of the Convent are included in the Hampshire Register of Historic Parks and Gardens (a local non statutory designation). However, a number of the features in the listing description identified as being of interest no longer exist (e.g. statue of the Madonna, flint wall, the sunken garden has been redeveloped for a tennis court) and much of its original character has been lost.
7. The earliest parts of the Convent building date from 1889. The Council produced Development Principles Guidelines (May 2011) recommends the removal of failing and unsightly extensions and nearby freestanding buildings, and identifies the original core listed building to be retained (Appendix 1).
8. The former Sacred Heart Church dominates the site entrance from London Road and dates from around 1922-5 (architect W C Morgan). It would be worthwhile mentioning that the majority of the internal Chapel survives in its original form.
9. The Design and Access Statement (DAS) demonstrates that the site is located within a predominantly residential area characterised by a range of housing types and densities.

The Proposals

10. The DAS contains full details of the development proposals including the following:

Housing Mix and Scale

11. The proposals include:
 - the conversion of the retained Convent building to 17 apartments plus the erection of 65 new dwellings comprising 7no. 1 bedroom, 29 2 bed, 29 3 bed and 17 4 bedroom dwellings.
 - The new two and a half and three storey properties overlooking the central open space area will complement the scale of the 3 storey Convent building. The remaining properties including the dwellings near the site boundaries with existing houses are all two storey. The gentle slope east of the Hermitage Stream presents the opportunity for two storey split level properties incorporating rooms in the roof.

Landscape Strategy

12. TGD Landscape Ltd's Landscape Strategy Plan (Drawing No. 1112 – 0101). (Appendix 2) indicates the landscape principles including the measures designed to:

- Retain and protect the majority of existing trees of value
- Maintain the existing open character of The Green and bolster tree planting along the open edges
- Protect the setting of the Listed Church and Convent
- Design subsidiary courtyards with a distinct character
- Soften site boundaries with new tree and hedge planting
- Create new habitats for local fauna
- Reinforce natural character along the Hermitage Stream
- Establish a clear landscape framework with new tree and hedge planting within the 'core' of the site
- Favour planting of native trees, using canopy species where space allows
- Locate new tree planting to avoid existing drainage wayleaves
- Select low maintenance shrub and groundcover species

13. Drawing No. 1112-010 Rev A Hermitage Stream Landscape Strategy Plan (Appendix 3) indicates proposals for additional landscaping and potential new fencing adjacent to the Hermitage Stream designed to provide additional screening for the benefit of existing residents of the adjacent Cavendish Road and Hermitage Gardens properties. At the Development Consultation Forum, 26 April 2012, the applicant was requested by the local residents to remove the two plots nearest to the Hermitage Stream to introduce additional screening along this boundary. The scheme has been amended accordingly.

Planning Policy Framework

14. Full details are provided in Section 4. The planning policy guidance includes:

National Policy Framework

15. Local planning authorities are urged to approach decision-taking in a positive way to foster the delivery of sustainable development:

“Local Planning Authorities should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible”. (Paragraph 187)

Core Strategy Policy CS 16 High Quality Design

16. Highlights design objectives including:
- Responsiveness to local context.
 - Positive relationship between buildings, streets and spaces.
 - 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.

Saved Local Plan Policy H3.2

17. Policy H3.2 confirms a housing allocation at the application site with a net site area of 3.9 hectares and an indicative capacity of 70 dwellings. However paragraph 182 advises:

“Density requirements depend on the location of the site, the type of housing and the design but for much of the Borough a minimum of 40 dwellings per hectare will only be permitted.”

18. The Development Principles Guidelines (May 2011) at Paragraph 2.14 d) states:

“As the site lies reasonably close to (130m from) Waterlooville services and public transport, it is a sustainable location with scope for effective and efficient use of land including the reuse of listed buildings. Whilst a particular target density is difficult to identify, discussions with the landowner have concluded that the site can exceed the indicative number of units identified in the saved Local Plan policy. A range or gradation of densities is likely to be needed to reflect site constraints and opportunities.”

Community Involvement

19. The Community Involvement Summary details the pre-application consultation and engagement mechanism deployed to elicit responses from the local residents, community groups, Local Councillors and other relevant stakeholders and Council officers. This has included: A project website; Freephone information line; Pre-application meetings and discussions with Council Officers (e.g. planning conservation, aboriginal, highways etc); Initial stakeholder contact with ward members, Cabinet members, the Waterloo and District Residents Association, Hampshire Gardens Trust etc to inform them of the emerging proposals; The public exhibition on 19 March which 108 individuals attended; and attendance at the Development Consultation Forum on 26 April 2012.
20. Details of the public consultation feedback are provided at Section 5 with each of the key issues raised examined at Section 6.

Assessment of Development Proposals

21. The range of issues raised at the Development Consultation Forum and the public exhibition are considered below together with an assessment of other considerations raised by the planning policy framework.

Traffic Impact, Hulbert Road Access, Parking Provision and Network Junction Capacities

22. These issues are considered in detail in the Transport Assessment (TA). In summary.

Traffic Impact

23. The London Road access would serve 67 dwellings with the Hulbert Road access serving only 15 dwellings. Tables 6.5 and 6.6 of the Transport Assessment indicate the forecast vehicle movements for each of the accesses. For Hulbert Road, the 7 and 6 vehicles movements during the AM and PM peak hours compares with the 26 vehicles and 19 vehicle movements in the peak hours that currently use the junction with the B2150 Hulbert Road.
24. In terms of the impact on the existing peak hours flows on London Road (1358 vehicles) and the B2150 Hulbert Road (2769 vehicles) the TA indicates that the

proposed 82 dwellings, as a worst case scenario, would represent a 1.8% increase along London Road and 0.7 % along Hulbert Road and *“These changes are very low indeed and would be imperceptible...”* (Paragraph 6.33).

25. A traffic survey was undertaken specifically to examine the traffic conditions associated with a typical Sunday Church Service. The survey demonstrated that the vast majority of vehicles depart between 11:20am and 11:31am. There was no excessive delay to vehicles gaining access to London Road; the longest wait time being 1 minute 4 seconds. Generally there was very little if any stationary queuing. During the 11 minute duration (i.e. 11:20am & 11:31am) the TA forecasts that the access serving the proposed 67 dwellings is likely to generate in the region of only two additional vehicles.

The Local Highway Network

26. The TA also considered the traffic impacts on two key junctions; London Road/Hulbert Road roundabout and the Hulbert Road/Tempest Road roundabout. The key findings relating to queue lengths and capacities (RFC's) is set out in the TA at tables 8.1 to 8.6 which demonstrate that comparing the with and without development scenarios the differences in queues and RFC's "with development" are insignificant and therefore the proposed development will not have a severe impact on the surrounding highway network.

Car Parking Provision

27. The Council's standards confirm that the parking requirement is for between 82 spaces and 128 spaces. The layout indicates 120 spaces which far exceeds the 82 space minimum and is near to the 128 space maximum.

Density

28. The DAS demonstrates that the site is located in a predominantly residential area incorporating a range of house types and densities e.g. Avondale Road 2 storey Victorian dwellings with shallow front gardens; Hermitage Gardens and Hulbert Road detached two storey dwellings, Villa Gardens bungalows and apartments at "The Beeches."
29. The erection of 82 dwellings on a 2.83 site area equates to 28.9 dwellings per hectare (dph). The DAS confirms: Avondale Road (eastern end) 29 dph; Hermitage Garden/Cavendish Close 21 dph; Hulbert Road/Brookdale Road 19 dph; Villa Gardens 30 dph.

30. In accordance with the Development Principles Guidance, the new dwellings have been designed to deliver a gradation of densities across the site. The three storey Listed Convent and open space area to the rear present the opportunity to deliver an attractive grouping of two and a half and 3 storey buildings nearby, located near the centre of the site and remote from the existing neighbouring properties. These two and a half and 3 storey properties are surrounded by 2 storey properties designed to deliver a mix of 1, 2, 3 and 4 bedroom dwellings. At the rear of the site, the layout comprises lower density detached dwellings separated from the existing neighbouring properties by the Hermitage Stream open space area.
31. Some local residents have commented that only 57 dwellings should be built at the application site as the Local Plan indicates an indicative figure of 70 dwellings and 13 dwellings have already been erected on part of the site fronting London Road. This contention is misconceived and unjustified for at least six reasons.
32. First, the adopted Local Plan paragraph 188 states:
- “However, this indicative number of dwellings may be exceeded since the site is at a highly sustainable location.”*
33. Second, 57 dwellings would equate to a density of only 20.14 dph.
34. Third, the adopted Local Plan states *“a minimum of 40 dwellings per hectare will only be permitted.”*
35. Fourth, the NPPF recommends as a Core Planning Principle (paragraph 17) that development should make effective use of land including by using land that has been previously developed.
36. Fifth, the house types, designs and layout will deliver an attractive housing environment which will enhance local distinctiveness.
37. Sixth, the 82 dwellings proposed will not undermine neighbouring resident’s amenities.

Relationship with Neighbouring Properties

38. The application site has established boundaries comprising a combination of screen fencing, hedgerows, the Hermitage Stream and numerous existing mature trees which are to be supplemented by additional tree planting.
39. In response to concerns expressed by residents of Hermitage Gardens and Cavendish Close plots 36 and 37 (located near to the Hermitage Stream) have been deleted. In addition TGD Landscape Ltd were instructed to produce a bespoke landscape scheme for the Hermitage Stream boundary (Appendix 3)

which indicates that a robust landscape scheme will be delivered along the site boundary. At the Development Consultation Forum, the applicant also confirmed that once a planning permission has been secured, meetings will be held with neighbours to agree the design and location of screen fencing which will be provided at Linden Homes' expense on or near the site boundary.

40. In addition, the layout has been carefully conceived to ensure the 20 or 21 metre gap which Local Planning Authorities will typically seek to safeguard resident amenities is exceeded. For example: Plot 7 to 12a Avondale Road - 24 metres; Plot 15 to 22 Avondale Road - 42 metres; Plot 34 to 18 Hermitage Gardens - 65 metres; Plot 32 to 14 Hermitage Gardens - 59 metres; Plot 37 to 12 Hermitage Gardens - 53 metres; Plot 39 (side gable) to 33 Hulbert Road - 38 metres; Plot 51 to 25 Hulbert Road - 31 metres.

Trees and Landscaping

41. The key components of TGD Landscape Limited's Landscape Strategy Plan (Appendix 2) are described at paragraph 3.5.
42. In the light of these proposals and their assessment of the developments' aboricultural implications, Barrell Tree Consultancy demonstrate:

"The majority of tress to be lost are low category because of their poor condition or small size.

Although the significant boundary tree cover will remain broadly intact a small number of high category trees will be removed.....Given their locations the removal of these trees will have no significant impact on the present character of the area.....The comprehensive new landscape scheme using heavy standard and semi-mature trees will significantly enhance the contribution of this site to local amenity and more than compensate for the loss of existing trees."

Open space

The Green

43. The Landscape Strategy Plan (Appendix 2) indicates the proposal to supplement the existing tree lined character along the northern edge with two lines of trees at 10 metre centres to be provided along the boundaries with The Beeches and the Villa Gardens bungalows. The Green will continue to be laid out as an informal open space area and will not contain any children's play equipment.

Rear of The Convent

44. This rectangular open space area at the heart of the development deliberately seeks to provide the opportunity for public views of the Listed Convent and the adjacent building groups.

Hermitage Stream

45. Notwithstanding the removal of plots 36 and 37, some local residents have suggested that a larger area adjacent to the Hermitage Stream should be retained as open space. This suggestion is misconceived and unjustified for at least five reasons. First, the three proposed open space areas will deliver a quantum of open space (0.8 hectares) far in excess of the 0.47 hectare requirement for 82 dwellings. Second, the removal of plots 36 and 37 and the landscape proposals will deliver a significant attractively landscaped 0.22 hectare open space area. Third, there is no justification for providing a larger open space area to safeguard trees of merit or what little remains of the registered garden. Fourth, there is no justification for requiring a larger open space area to safeguard resident's amenities (i.e. to maintain a larger gap between existing and proposed houses) and fifth, it is acknowledged that the site occupies a highly sustainable location accessible to Waterloo town centre, the A3 bus corridor and a wide range of community facilities (schools, shops etc). Planning policies recognise the desirability of meeting the urgent need for open market and affordable dwellings on such sites.

Sacred Heart Church

46. Linden Homes are marketing the site with a view to attracting an occupier. The current lawful planning use is for Class D1: non residential institutions. This use Class includes: Places of worship, museums, day centres, crèches and schools. The Development Principles Guidelines (May 2011) invites exploration of a continuing ecclesiastical use and advises: *"Otherwise uses such as offices or community use may be preferred."* As yet a user has not been identified however, experience suggests that uncertainty about adjacent new development can discourage interest and such uncertainties are often addressed once a planning application is submitted.

Heritage Considerations

47. Numerous site meetings and discussions have been held with the Council's Conservation and Planning Officers which have influenced the detailed conversion and refurbishment proposals designed to preserve and enhance the listed buildings and their settings.

St Michael's Convent

48. The Heritage Statement confirms that the Convent's heritage significance is derived from its historic, communal and aesthetic values as a purpose built Convent. The building is both internally and externally, relatively plain. The later parts of the Convent buildings including the nearby laundry are to be demolished. (Appendix 1) These are modern extensions which do not have any special architectural or historic interest. Their removal will better reveal the significance of the retained Convent building.
49. The Heritage Statement and Design and Access Statement contain full details of the approach taken to the conversion of the listed Convent. In short, the approach has been to restore and refurbish the features of special interest, minimise interventions which would impact on features of special interest and achieve a carefully conceived residential conversion to safeguard the buildings future.

The Gardens

50. The Heritage Statement advises that the gardens have limited historic interest, and demonstrate that very little of the original layout remains. There are only fragments of the garden remaining, limited to the burial ground to the east of the application site. The steps leading to the burial ground are to be retained.

The Setting of the Listed Buildings

51. The appearance and form of the new build has, as the Design and Access Statement sets out, been informed by the listed building and will be complementary to it through the imaginative designs and use of appearance, materials and detailing.
52. The principle view is as one enters the site from London Road, where the Chapel and Convent buildings are seen as the dominant buildings on the site, albeit behind a large open space. The new residential development is limited to the rear parts of the site and will not be sited forward of the building line of the Chapel and Convent. The Landscape Strategy (Drawing No 1112-0101) (Appendix 2) specifically contains measures designed to protect the setting of the listed buildings. The Heritage Statement demonstrates that the setting of the listed building would be preserved and enhanced by the proposed development.

Location of Affordable Housing

53. The Affordable Housing Statement demonstrates that the proposed mix of affordable housing will meet local needs and the house design are tenure blind i.e.

the affordable housing units will be indistinguishable from the open market units with the same high quality design standards being applied regardless of tenure or form. The siting selected will split the provision of the 25 affordable dwellings into five building groups or pockets with the desire to maximise management efficiency for the Registered Social Landlord and also ensure that there is an appropriate mix of affordable and open market tenures.

Compliance with Planning Policies

54. The analysis at Chapter 6 (see particularly paragraph 6.63 to 6.67) demonstrates that the scheme has been carefully conceived to ensure compliance with the guidance and policies continued in the National Planning Policy Framework, the Havant Borough Core Strategy and the relevant Saved Local Plan policies. In addition the proposals will also deliver a range of significant community benefits.

Community Benefits

55. These include:
- The delivery of 82 high-quality open market and affordable homes accessible to Waterlooville town centre, employment areas, a wide range of community facilities and services and public transport.
 - Demolition of extensions and later additions to the Listed Convent building which will improve the architectural integrity, appearance and setting of the Listed Buildings.
 - The Grade II Listed Former Convent and Church would be sensitively converted and refurbished.
 - “The Green” would act as a focal point and valuable open space.
 - New landscaping and habitats will be provided across the site including in the Hermitage Stream area to enhance biodiversity.

1. Introduction

- 1.1 This planning statement supports a full planning application and listed building consent application for the conversion and refurbishment of the former Convent buildings to 17 apartments and the erection of 65 dwellings within the grounds of the St Michael's Convent located off London Road, Waterlooville.
- 1.2 The application is submitted on behalf of Linden Homes and proposes a total of 82 dwellings (including 25 affordable dwellings), access roads, open spaces and landscaping. Linden Homes' vision is to deliver a carefully conceived residential development which will:
1. Create a sensitively planned and attractive "new place" of built form which will enhance local distinctiveness and deliver a high quality new housing environment in an attractive landscaped setting.
 2. The listed buildings of merit will be retained and sensitively converted unsightly extensions and additions which detract from the listed buildings' architectural integrity, character and appearance will be demolished.
 3. Safeguard the amenities of the occupiers of houses located adjacent to the site.
 4. Retain "The Green" open space (at the entrance to the site) for both its value as open space and its contribution of the setting of the listed Church.
 5. Exploit the open space and biodiversity potential of the Hermitage Stream area and provide a third open space area at the rear of the listed Convent.
 6. Make a significant contribution to meeting identified local needs for both open market and social housing.
- 1.3 The planning policies in the Havant Core Strategy, the adopted Local Plan (saved policies) and the guidance in the St Michael's Convent Development Principles Supplementary Planning Guidance have informed the formulation of the development proposals. A public exhibition held on 14 March and feedback from the Development Consultation Forum (26 April) have similarly influenced the application proposals which have emerged.
- 1.4 This statement describes the numerous community and environmental benefits which will be delivered including the measures designed to safeguard and enhance the character, appearance and architectural integrity of the listed buildings of merit.

It also reviews and demonstrates compliance with the approved and emerging relevant development plan policies and the policy context advocated in the recently published National Planning Policy Framework. (March 2012).

1.5 This statement should be read together with:

- The application drawings and forms.
- The Design and Access Statement, which provides a detailed assessment of the site context, heritage setting and the rationale for the proposed layout and design solution.
- The Heritage Statement.
- The Landscape Strategy and Maintenance Report.
- The Arboricultural Impact Assessment incorporating Tree Survey.
- Transport Assessment and Travel Plan.
- Ecological Assessment – Phase 1 Habitat and Protected Species Survey, Bat Emergence Surveys and Mitigation Strategy.
- Flood Risk and Drainage Report.
- Engineering Appraisal (water, gas, electricity etc).
- Archaeological Report.

1.6 Section 2 contains a brief description of the site and its surroundings including details of the site's planning history. Section 3 provides details of the proposed development.

1.7 Sections 4 and 5 contain details of the community engagement exercise including the issues and concerns raised together with a summary of the national and local planning policy context against which the development proposals are assessed at Section 6.

2 Site and Surroundings

- 2.1 The application site comprises 2.83 hectares and is allocated for residential development as a baseline housing site under saved Policy H3.2 of the Havant Borough District Wide Local Plan 2005. Accordingly the principle of residential redevelopment of the site has been established. It is located off London Road within easy and level walking distance of Waterlooville Town Centre and a wide range of employment opportunities, shops, community facilities and public transport facilities (e.g. the A3 bus corridor).
- 2.2 St Michael's Convent and the Sacred Heart Church are Statutory Grade II Listed Buildings. The gardens immediately to the east of the Convent are included in the Hampshire Register of Historic Parks and Gardens (a local non statutory designation). However, a number of the features in the listing description identified as being of interest no longer exist (e.g. statue of the Madonna, flint wall, the sunken garden has been redeveloped for a tennis court) and much of its original character has been lost.
- 2.3 The earliest parts of the Convent building date from 1889. The Council produced Development Principles Guidelines (May 2011) recommends the removal of failing and unsightly extensions and nearby freestanding buildings, and identifies the original core listed building to be retained (Appendix 1). The guidelines also acknowledge that residential conversion is likely to be the most feasible reuse and recognises that radical and imaginative replanning of the interior will be required. The ground floor contains the most interesting interior detailing (e.g. doors and glazed screens) with the first and second floors being plainer and having little in the way of architectural features of merit.
- 2.4 The former Sacred Heart Church dominates the site entrance from London Road and dates from around 1922-5 (architect W C Morgan). The majority of the Chapel survives in its original form. Office or community uses were identified in the Development Principles Guidance as potential preferred uses.

The Grounds

- 2.5 The disused grounds are described in detail in the Design and Access Statement (DAS) however highlights include:
1. Open Space – the 0.4 hectares at “The Green” has a tree lined northern boundary and is a focal point near the site entrance and is a valuable open space.

2. Topography – the majority of the site is relatively level until the approach to the Hermitage Stream near the eastern boundary where the land falls towards the water course.
3. Trees – a number of the site trees are subject to Tree Preservation Orders (references TPO 1946 and 1393). A poor quality orchard is located to the rear of the Convent building.
4. Site Boundaries - the boundaries with the existing Cavendish Close, Hermitage Gardens, Hulbert Road, Brookdale Road and Villa Gardens properties contain mature trees of merit which provide an element of screening and the opportunity for further consolidation. The site boundaries with the existing Avondale Road and Villa Garden properties to the south of “The Green” are more open with more limited existing tree planting.
5. Ground Conditions and Services - there is no evidence of infilling or made ground and normal strip foundation are envisaged (i.e. no piling). There is a 150mm public foul sewer which runs from north to south access the Hermitages Valley. A 3 metre easement will be required either side of the sewer.

Planning History

- 2.6 The Council’s planning history records reveal numerous applications for extensions and new buildings associated with the former use of the Convent and Sacred Heart Church submitted on behalf of the English Province of Our Lady of Charity.
- 2.7 This is the first application proposing new houses at the St Michaels Convent site.
- 2.8 Land in the vicinity of the London Road access has been the subject of two planning applications:
 - 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.

The Surrounding Area

2.9 The Design and Access Statement confirms that the site is located within a predominantly residential area characterised by a range of housing types and densities including:

- Avondale Road – including semi-detached properties ranging from bungalows to 2 storey Victorian dwellings, typically having shallow set backs from the street, a number having significant rear garden depths.
- Hermitage Gardens/Cavendish Close – characterised by large detached 2 storey dwellings with a more spacious and treed character.
- Hulbert Road/Brookdale Close – comprising modern detached properties set back from the street for parking.
- Villa Gardens – comprising bungalows and the apartments at “The Beeches”.

2.10 The site's location, attributes and the local context provided by the adjacent housing areas mean it is ideally suited to a sensitive and carefully conceived residential development which will enhance local distinctiveness, respect the amenities of adjoining occupiers and enhance the listed buildings' architectural and historic interest.

3 The Development Proposals

3.1 Full details of the development proposals are set out in the application drawings and the Design and Access Statement. In short the proposals include:

- the conversion of the retained Convent building to 17 two and three bedroom apartments.
- the erection of 65 new dwellings comprising 7no. 1 bedroom, 29 2 bed, 29 3 bed and 17 4 bedroom dwellings.
- the creation of three open space areas at The Green, Hermitage Stream and to the rear of the retained Convent.

3.2 The scale of the new dwellings has been carefully conceived and considered. The new two and a half and three storey properties overlooking the central open space area will complement the scale of the 3 storey Convent building. The remaining properties including the dwellings near the site boundaries with existing houses are all two storey. The gentle slope east of the Hermitage Stream present the opportunity for two storey split level properties incorporating rooms in the roof.

3.3 The Design and Access Statement contains full details of matters including:

- Contextual Site Assessment – existing use, landscape and trees, topography, ecology heritage, access, services, drainage, local settlement structure, grain and density, scale, character and appearance, access and sustainability, national and local design policy guidance.
- Design Principles and Development – vision and design principles, and design evolution.
- Design Proposals – use, amount, layout, landscape, scale and massing appearance and access.
- Specific proposals for the conversion of St Michaels Convent works to Sacred Heart Church – overview, the Convent: external and internal works.
- Sustainability – Accessibility; sustainable construction and drainage.

Landscape Strategy

3.4 It is not the intention to repeat the content of the Design and Access Statement here. Instead, only the landscape strategy will be described here as a simple means to demonstrate the applicants commitment to a scheme which will deliver wide ranging environmental enhancements including a range of measures

designed to safeguard and enhance the character, appearance and architectural integrity of the listed buildings of merit.

3.5 TGD Landscape Ltd's Landscape Strategy Plan (Drawing No. 1112 – 0101). (Appendix 2) indicates the landscape principles which are central to the landscape strategy, including the measures designed to:

- Retain and protect the majority of existing trees of value
- Maintain the existing open character of The Green and bolster tree planting along the open edges
- Protect the setting of the Listed Church and Convent
- Design subsidiary courtyards with a distinct character
- Soften site boundaries with new tree and hedge planting
- Create new habitats for local fauna
- Reinforce natural character along the Hermitage Stream
- Establish a clear landscape framework with new tree and hedge planting within the 'core' of the site
- Favour planting of native trees, using canopy species where space allows
- Locate new tree planting to avoid existing drainage wayleaves
- Select low maintenance shrub and groundcover species

3.6 Drawing No. 112-010 REV A Hermitage Stream Landscape Strategy Plan (Appendix 3) indicates proposals for additional landscaping adjacent to the Hermitage Stream designed to provide additional screening for the benefit of existing residents of the adjacent Cavendish Road and Hermitage Gardens properties. At the Development Consultation Forum, 26 April 2012, the applicant was requested to introduce additional screening along this boundary.

3.7 TGD Landscape Ltd's Landscape Maintenance Plan details the measures designed to ensure the successful establishment and long term health of all soft landscape elements (trees and hedgerows) together with the effective maintenance and management of hard landscaping, fencing etc.

4 Planning Policy Framework

- 4.1 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 South East Plan (2009) albeit probably to be abolished later this year.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the development plan unless material considerations indicate otherwise. 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)

National Planning Policy Framework

- 4.3 The new 'National Planning Policy Framework' (NPPF) (March 2012) which is designed to streamline national planning policy guidance has immediate effect and sees the cancellation of all Planning Policy Guidance Notes (PPGs) and Statements (PPSs), with the exception of PPS10: Planning for Sustainable Waste Management.
- 4.4 At the heart of the NPPF is a 'presumption in favour of sustainable development', which is to be seen as a golden thread running through both plan-making and decision-taking. Development proposals that accord with an up to date Local Plan are to be approved without delay (Paragraph 14).
- 4.5 Paragraph 8 confirms that, in order to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system is to play an active role in guiding development to sustainable solutions. The NPPF is also committed to "boosting significantly the supply of housing" (paragraph 47).

- 4.6 Paragraph 17 confirms that within the overarching roles that the planning system ought to play, a set of (12) core land-use planning principles should underpin both plan-making and decision-taking. These principles reinforce the need for development to be ‘plan-led’ with the empowerment of local people, and with succinct up to date plans setting out a positive vision. High quality design and good development standards are advocated with encouragement for a transition towards a low carbon future. Every effort is to be made to identify and then meet the housing and business needs of an area to encourage the effective use of land by reusing previously developed land (provided that is not of high environmental value) and heritage assets are to be conserved in a manner appropriate to their significance.
- 4.7 Paragraph 155 encourages early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses.
- 4.8 The Design and Access Statement, Heritage Statement and Transport Assessments contain details of the relevant guidance promoting good design, the conservation of heritage assets and the promotion of sustainable transport.
- 4.9 The guidance urging the delivery of a wide choice of high quality homes highlights the imperatives to:
- Boost significantly the supply of housing by meeting in full the objectively assessed need for market and affordable housing and to maintain a five year supply of deliverable housing sites.
 - 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.
 - Bring back into residential use empty housing and buildings.
- 4.10 Local planning authorities are urged to approach decision-taking in a positive way to foster the delivery of sustainable development:
- “Local Planning Authorities should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible”. (Paragraph 187)*

South East Plan (May 2009)

- 4.11 The Regional Spatial Strategy (RSS) for the South East is known as the South East Plan (SEP). It provides strategic guidance for the review of development plan documents in the South East up to 2026. Notwithstanding the Government's widely publicised intention to abolish RSS's, at present the South East Plan still has development plan status.
- 4.12 The SEP sets out a number of Key Development Principles that broadly require a focus on development in urban areas, sustainable housing and employment development and better overall integration of land use and transport planning. Core Policy SH1 relates specifically to South Hampshire (including Havant Borough) and promotes development led by sustainable economic growth and urban regeneration. This policy indicates that up to 2016, development will be concentrated at existing allocations, other sites within existing urban areas plus a number of urban extensions with the focus post 2016 being on existing urban areas and the two Strategic Development Areas (i.e. North Fareham and Hedge End).
- 4.13 Policy H1: Regional Housing Provision 2006-2026, establishes the sub regional (80,000 net dwellings completions in South Hampshire) and the District or Borough housing requirements (6,300 net additional dwellings for Havant Borough).
- 4.14 Policy H3: Affordable Housing, seeks to achieve a substantial increase in the delivery of affordable housing with Policy H4: Type and Size of New Housing urging Local Authorities to ensure the full range of existing and future housing needs are met.
- 4.15 Policy H5: Housing Design and Density, promotes the delivery of high quality design with higher housing densities in order to make the best use of scarce land resources.
- 4.16 Policy CC4: Sustainable Design and Construction, urges the incorporation of sustainable construction standards and techniques in all new developments.
- 4.17 Policy BE6: Management of the Historic Environment, encourages local authorities to promote the conservation and enhancement of historic environments including bringing redundant or under-used buildings back into use.

Development Plans

The Havant Borough Core Strategy (March 2011)

The Vision

- 4.18 The Core Strategy Vision reflects the Vision expressed in the corporative objective *“working towards a cleaner, safer more prosperous borough”*. Central to the delivery of the Core Strategy vision is the achievement of:

“an appropriate balance between protecting the natural and built environment, delivering new economic growth and community regeneration; meeting the social needs of our communities and the prudent use of natural resources”.

Housing Strategy

- 4.19 The Core Strategy’s objectives are to identify sufficient land for 6,300 new homes; to distribute the new homes taking into account sustainability, suitability and local availability and to ensure a mix of dwelling types is provided including affordable housing.
- 4.20 Policy CS9: Housing, indicates planning permission will be granted that will contribute to meeting the strategic requirement (6,300 dwellings); deliver on average 30% affordable housing (on sites of 15 dwellings gross or more), and 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.
- 4.21 The policy also requires provision of a mix of dwelling types, sizes and tenure to help meet identified local housing need and to contribute to the development of mixed and sustainable communities.
- 4.22 The housing delivery strategy indicates that previously developed land and the more sustainable sites are the priority for residential development (paragraph 6.12) and acknowledges that the 60% national target of development on previously developed land (advocated in the now rescinded PPS 3) is unlikely to be met.
- 4.23 Policy CS 9 advises that the appropriate density:
- will depend on design and appropriateness to location; and
 - requirements should not be too prescriptive as it is often a difficult balance between maximising the use of the land and reflecting surrounding built character and the amenity of neighbouring residents.

4.24 The 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
- the affordable housing provision should be informed by up-to-date housing needs information.

The Natural Environment and Heritage Assets

4.25 The policy objectives are to ensure all new developments are built to a high quality sustainable design that is inspired by local character, protection of the built and historic heritage and natural environment.

4.26 Policy CS11: Protecting and Enhancing the Special Environmental and Heritage of Havant Borough, urges protection and enhancement of statutory and non statutory designated landscapes and habitats. A hierarchy of nature conservation designations is identified (e.g. Special Protection Areas, Sites of Special Scientific Interest, Local Nature Reserves etc).

4.27 No part of the application site is subject to a statutory or non statutory nature conservation designation.

Sustainable Construction and High Quality Design

4.28 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).

4.29 The requirements of Policy CS16: High Quality Design and the Council produced Design Principles Guidance are reviewed in the Design and Access Statement.

4.30 Policy CS16 highlights design issues including:

- 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, 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.

These design principles have influenced the scheme proposals.

Spatial Distribution

- 4.31 Policy CS17: Concentration and Distribution of Development within the Urban Area indicates that development will be permitted that makes the most effective use of land in the Borough. The policy seeks to concentrate new housing development within the Borough's five urban areas which includes; Waterloooville and prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban areas.
- 4.32 Development Management 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 incorporating existing features into the scheme design.
 - New landscape works to integrate successfully with existing natural features.
 - Maintaining sequences of greenspaces.

The Saved Local Plan Policies

- 4.33 The relevant policies include:
- Policy H3: Baseline Housing Sites
 - Policy H3.2: St Michael's Convent

- Policy R17: Playing Space Related to New Housing Development (in tandem with policies CS13 and CS19).

Policy H3: Baseline Housing Sites

4.34 This policy confirms a housing allocation at the application site with a net site area of 3.9 hectares. 13 dwellings have been erected fronting London Road.

4.35 The indicative capacity is listed as 70 dwellings, however paragraph 182 advises:

“Density requirements depend on the location of the site, the type of housing and the design but for much of the Borough a minimum of 40 dwellings per hectare will only be permitted.”

4.36 Some five years after the Local Plan’s adoption the site’s housing potential and the 70 dwelling indicative figure were reviewed in the Development Principles Guidelines (May 2011). Paragraph 2.14 d) states:

d) Density

It is recognised that achievable housing densities vary based on the circumstances of individual sites. It is also recognised that national Planning Policy Statement 3 ‘Housing’ (PPS3 June 2010) removed the minimum density threshold of 30dph for new housing. As the site lies reasonably close to (130m from) Waterloooville services and public transport, it is a sustainable location with scope for effective and efficient use of land including the reuse of listed buildings. Whilst a particular target density is difficult to identify, discussions with the landowner have concluded that the site can exceed the indicative number of units identified in the saved Local Plan policy. A range or gradation of densities is likely to be needed to reflect sites constraints and opportunities.

4.37 The adopted Local Pan paragraph 188 contains scheme layout and design guidance as follows;

188. St Michael’s Convent, Waterloooville is a large site which extends from London Road to the Hermitage Stream to the rear of Hermitage Gardens. The site comprises contrasting areas of greenspace, including the stream valley, all of which should be retained as open space and integrated within the development to achieve a high-quality design. The Convent and the Church of the Sacred Heart are both listed buildings which should be conserved including their setting. A new Parish Church is proposed on part of the site but its location and extent should not result in the reduction of the indicative dwelling potential below 70 dwellings. “However, this indicative number of dwellings may be exceeded since the site is at a highly

sustainable location and thus a 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 and that there is no encroachment into the greenspaces referred to above.

Policy R17 Playing Space Related to New Housing Development

- 4.38 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 a average household size of 2.4 persons per dwelling, the 82 houses would generate a requirement for 0.47 hectares of open space i.e. $82 \times 2.4 \text{ persons} = 197$; $0.197 \times 2.4 \text{ hectares} = 0.47 \text{ hectares}$. The total provision envisaged at The Green (0.51 Ha), the Hermitage Stream (0.22 Ha) and the rear of the Convent (0.07 Ha) comprises 0.8 hectares which far exceeds the 0.47 hectare requirement.

Supplementary Planning Documents

- 4.39 The Residential Parking and Cycle Provision SPD (March 2012) is summarised in the Transport Assessment.

Housing SPD July 2011

- 4.40 The SPD's priorities are to:
1. 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.
 2. Provide additional affordable housing in line with Core Strategy Policy CS9, in an innovative and flexible manner.
 3. 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.
 4. Plan for and encourage the provision of homes for people in need through Hampshire Home Choice and HomesInHants.
- 4.41 It is acknowledged that 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.

4.42 On Housing Size and Mix paragraph 1.23 advises;

“Exact proportions of housing size will vary from site to site, although 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.”

4.43 Table 3 indicates an overall housing mix: 25% 1bed, 30% 2bed, 33% 3bed and 12% 4bed.

Borough Design Guide (October 2011)

4.44 The SPD recognises that the achievement of good design is central to the Core Strategy's vision to create a *“cleaner, safer and more prosperous place”*. The SPD supplements Core Strategy Policy CS16: High Quality Design and lists the seven key principles of Good Design. The Design and Access Statement contains full details of the application of these design principles in formulation of the scheme proposals.

5 Community Involvement

5.1 The Community Involvement Summary details the pre-application consultation and engagement mechanism deployed to elicit responses from the local residents, community groups, Local Councillors and other relevant stakeholders and Council officers. The Council's Statement of Community Involvement Supplementary Planning Guidance has informed the consultation and engagement exercise which has included:

- A project website
- Freephone information line
- Pre-application meetings and discussions with Council Officers (e.g. planning conservation, aboriginal, highways etc)
- Initial stakeholder contact with ward members, Cabinet members, the Waterlooville and District Residents Association, Hampshire Gardens Trust etc to inform them of the emerging proposals
- Public exhibition on 19 March which 108 individuals attended
- Attendance at Development Consultation Forum on 26 April 2012

The Public Exhibition

5.2 A review of the public consultation feedback comments forms revealed positive responses including: well balanced mix of houses, very pleasing, appropriate, well researched, not too cramped, good open space.

5.3 Specific comments included:

Comment	Road
<i>"I consider your proposals very appropriate for the site. Very well balanced mix of properties, something to suit most people."</i>	Jubilee Road
<i>"Very pleased. Not too cramped and quality products used in building."</i>	Cherry Tree Avenue
<i>"Impressive, well thought out."</i>	Hermitage Gardens
<i>"I am very much in favour of the Linden Homes being built."</i>	Beaconsfield Road
<i>"I am quite impressed with the overall layout and design."</i>	Purbrook Gardens

5.4 Reservations and concerns expressed related to issues including;

- highways, access and traffic
- density
- overlooking/blocking light
- secure boundary fencing
- concern for elderly residents and noise
- concern over the future of the Oak trees
- concern over houses built below the sewer line
- social housing
- insufficient open/green space
- perceived anti social behaviour
- rat problems

5.5 The Community Involvement Summary indicates the suggestions and questions raised included:

Comment
<i>"An open space is needed at the front of Hulbert Road. This area is prone to subsidence so it is better left a green area."</i>
<i>"The proposed open space is lovely from the London Road exit. To compliment - there should be open space as suggested from 29 Hulbert Road exit. This would be more pleasing for the Hulbert Road residents."</i>
<i>"We do not like the property proposed below the sewer line which borders Hermitage Stream we were informed by the Council that development would not occur below the sewer. Flooding from the stream could occur with this development."</i>
<i>"We don't need more houses here, 3000 MDA(?) 4000 Lovedean etc infilling, no jobs here so commuter town, poor shops, more strain on schools, doctors, more crime, needless to say you don't live here, nor will I for much long now! Dump! What's wrong with trees? Why do you developers hate them?"</i>
<i>"Bend too narrow into Hulbert Road, not wide enough for two way traffic - would need addressing. Waterlooville overdeveloped - but who cares!!!"</i>
<i>"I do not agree that new residents should be allowed to exit/enter onto Hulbert Road from the former St Michael's site will cause major traffic jams - I will vote against this where will min 84 cars added this road."</i>

The Development Consultation Forum (26 April 2012)

5.6 Following a powerpoint presentation by HBC officers and members of the Linden Homes project team, a range of topics were discussed including:

- The density of the development
- Relationships with neighbouring properties and security
- The need for an appropriate use to be found for the former Sacred Heart Church
- Consideration to be given to the removal of proposed plots 36 and 37 together with the retention of the orchard
- Drainage
- Inclusion of play space
- Maintenance arrangements for the roads, access and 'The Green'
- Highways – traffic impact, access for emergency vehicles, Hulbert Road access
- Management and location of affordable housing within the scheme
- Parking Provision (especially in light of increased attendance at recent Church event) and network junction capacities
- Landscaping

5.7 These issues are examined below.

6 Assessment of Development Proposals

- 6.1 The range of issues raised at the Development Consultation Forum and the public exhibition are considered below together with an assessment of the other considerations raised by the planning policy framework.

Traffic Impact, Hulbert Road Access, Parking Provision and Network Junction Capacities

- 6.2 These issues are considered in detail in the Transport Assessment (TA) and summarised below.

Traffic Impact

- 6.3 The London Road access would serve 67 dwellings with the Hulbert Road access serving only 15 dwellings. Tables 6.5 and 6.6 of the Transport Assessment indicates that the forecast vehicle movements for each of these accesses.

London Road Access – Vehicle Movements

	IN	OUT	2 WAY
AM Peak	7	24	31
PM Peak	17	9	26

Hulbert Road Access – Vehicle Movements

AM Peak	2	5	7
PM Peak	4	2	6

- 6.4 For Hulbert Road the 7 and 6 vehicles using the access junction compare with the 26 vehicles and 19 vehicles that currently use the junction in the peak hours.
- 6.5 In terms of the impact on the existing peak hours flows on London Road (1358 vehicles) and the B2150 Hulbert Road (2769 vehicles) the TA indicates that the proposed 82 dwellings, as a worst case scenario, would represent a 1.8% increase along London Road and 0.7 % along Hulbert Road and *“These changes are very low indeed and would be imperceptible...”* (Paragraph 6.33).
- 6.6 In the light of the concerns expressed about traffic conditions associated with the usage and popularity of the Church, a traffic survey was undertaken during a typical Sunday service. The survey demonstrated that the vast majority of vehicles

depart between 11:20am and 11:31am. There was no excessive delay to vehicles gaining access to London Road. The longest wait time being 1 minute 4 seconds. Generally there was very little if any stationary queuing.

- 6.7 During the 11 minute duration (i.e. 11:20am & 11:31am) the TA forecasts that the access serving the proposed 57 dwellings is likely to generate in the region of two vehicles and hence:

“The proposal would therefore, clearly have no material impact on the current situation.”

The Local Highway Network

- 6.8 The TA also considered the traffic impacts on two key junctions:

- London Road/Hulbert Road roundabout
- Hulbert Road/Tempest Road roundabout

- 6.9 The ARCADY modelling package was deployed to access junction capacities for the 2012 base and 2017 future test year for two scenarios; with and without the 82 dwelling development traffic. The key findings relating to queue lengths and capacities (RFC's) is set out in the TA at tables 8.1 to 8.6. These tables demonstrate that the differences in queues and RFC's "with development" are insignificant and therefore the proposed development will not have a severe impact on the surrounding highway network. At paragraph 4.2 of the TA, Bellanny Roberts highlight the National Planning Policy Framework guidance that:

“Development should only be refused on transport grounds where the residual cumulative impacts of development are severe.” (Paragraph 32)

Car Parking Provision

- 6.10 Paragraph 5.7 of the Borough Council's "Residential Parking and Cycle Provision" Supplementary Planning Guidance (Adopted March 2010) indicates a reduced standard of car parking provision can apply at sites within 800m of the town centre. Table 4 indicates the following standards for Waterloooville town centre:

1bed unit	1 parking space
2bed unit	1 parking space
3bed unit	1 – 2 parking spaces

1 – 2 parking spaces

- ## Density

- Villa Gardens 30 dph

- 6.16 Whilst the National Planning Policy Framework does not prescribe a minimum housing density, it was not long ago that PPS 3: Housing recommended a minimum density of 30 dph.

6.17 Some local residents have commented that only 57 dwellings should be built at the application site given that the adopted Local Plan Policy H3.2 refers to an indicative capacity of 70 dwellings and 13 dwellings have already been erected on land fronting London Road. This contention is misconceived and unjustified for at least six reasons.

6.18 First, the 70 dwellings figure is expressed as an indicative figure only. As explained above, paragraph 188 of the adopted Local Plan states:

“However, this indicative number of dwellings 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 and that there is no encroachment into the greenspaces referred to above.”

We demonstrate below that the various conservation and design policies are achieved and the open spaces at The Green and Hermitage Stream are retained. Paragraph 4.39 above demonstrates that the 0.8 hectare open space provision envisaged at The Green; Hermitage Stream and adjacent to the Listed Convent exceeds the 0.47 requirement (calculated in accordance with Policy R17).

6.19 Second, 57 dwellings would equate to a density of only 20.14 dph (i.e. $57 \text{ dwellings} \div 2.83 \text{ hectares} = 20.14 \text{ dph}$). The site is acknowledged to be in a highly sustainable location where “a higher overall density would be appropriate” (see adopted Local Plan paragraph 188).

6.20 Third, adopted Local Plan paragraph 182 states;

“Density requirements depend on the location of the site, the type of housing and the design, but for much of the Borough a minimum of 40 dwellings per hectare will only be permitted.”

6.21 Fourth, the NPPF recommends as a Core Planning Principle (paragraph 175) that development should make effective use of land including by using land that has been previously developed.

6.22 Fifth, the type of housing and the design proposed will deliver an attractive housing environment which will enhance local distinctiveness.

6.23 Sixth, the 82 dwellings proposed will not undermine neighbouring resident’s amenities.

Relationship with Neighbouring Properties

- 6.24 The application site has established boundaries comprising a combination of screen fencing, hedgerows, the Hermitage Stream and numerous existing mature trees which are to be supplemental by additional tree planting.
- 6.25 Residents of Hermitage Gardens and Cavendish Close properties expressed concerns at both the public consultation and the Development Consultation Forum, about a loss of privacy and were particularly concerned that the dwellings at plots 36 and 37 (located near to the Hermitage Stream) would adversely impact on their privacy. In response to these concerns the applicant has deleted both these dwellings. In addition TGD Landscape Ltd were instructed to produce a bespoke landscape scheme for the Hermitage Stream boundary (Appendix 3). The Landscape Plan indicates:
- Existing trees and hedgerows/pollarded trees to be retained and protected
 - Proposed tree and shrub planting
 - Existing levels and sections.
- 6.26 The Landscape Plan including the sections demonstrate that a robust landscape scheme will be delivered along the site boundary.
- 6.27 Furthermore, at the Development Consultation Forum, the applicant confirmed that it is Linden Homes' standard practice to meet with neighbours once a planning permission has been secured to agree the design and location of screen fencing which will be provided at Linden Homes' expense on or near the site boundary.
- 6.28 The proposed landscaping, screen fencing and the significant gap between the proposed and existing dwellings will ensure neighbouring residents will not experience a loss of privacy or amenity. Local Planning Authorities will typically seek a gap of 20 or 21 metres between new and existing residents to safeguard privacy and ensure an oppressive relationship is not created by virtue of any new dwelling being sited too close to the front or rear elevation of the existing dwelling.
- 6.29 The layout has been carefully conceived to ensure the 20 or 21 metre gap is exceeded:

Plot 7 to 12a Avondale Road	-	24 metres
Plot 15 to 22 Avondale Road	-	42 metres
Plot 34 to 18 Hermitage Gardens	-	65 metres
Plot 32 to 14 Hermitage Gardens	-	59 metres

Plot 37 to 12 Hermitage Gardens	-	53 metres
Plot 39 (side gable) to 33 Hulbert Road	-	38 metres
Plot 51 to 25 Hulbert Road	-	31 metres

Trees and Landscaping

6.30 The key components of TGD Landscape Limited's Landscape Strategy Plan (Appendix 2) are described at paragraph 3.5.

6.31 In the light of these proposals and Barrell Tree Consultancy's assessment of the aboricultural implications of the development, Barrell Tree Consultancy demonstrate:

"The majority of tress to be lost are low category because of their poor condition or small size.

Although the significant boundary tree cover will remain broadly intact a small number of high category trees will be removed, however these better quality trees are predominately located well within the site and significantly obscured from the majority of public vantages. Given their locations the removal of these trees will have no significant impact on the present character of the area.

Providing adequate precautions to protect the retained trees are implemented through the aboricultural method statement, the development proposal will have no significant impact on the contribution of trees to local amenity or character.

There is plenty of space for new tree planting. The comprehensive new landscape scheme using heavy standard and semi-mature trees will significantly enhance the contribution of this site to local amenity and more than compensate for the loss of existing trees."

Open space

6.32 Three open space areas are proposed at:

- The Green
- Rear of the Convent
- Hermitage Stream

The Green

- 6.33 The Landscape Strategy Plan (Appendix 2) indicates the proposal to supplement the existing tree lined character along the northern edge with two lines of trees at 10 metre centres to be provided along the boundaries with The Beeches and the Villa Gardens bungalows.
- 6.34 The strongly held view of local residents who attended both the public exhibition and the Development Consultation Forum was that The Green should continue to be laid out as an informal open space area and not contain any children's play equipment.
- 6.35 The alteration to the access road north of The Green including the proposed footpath, have been carefully conceived to safeguard the line of trees on the northern edge of The Green.
- 6.36 An occasional church parking area is to be provided to serve the future use of the Chapel located in the south east corner comprising a reinforced grass surface with low timber posts around the edge to control parking.

Rear of The Convent

- 6.37 This rectangular open space area at the heart of the development deliberately seeks to provide the opportunity for public views of the Listed Convent and the adjacent building groups.

Hermitage Stream

- 6.38 The area adjacent to Hermitage Stream is to be retained as another key open space area. As explained above, plots 36 and 37 have been removed to facilitate a significant 0.22 hectare area of attractively landscape public open space.
- 6.39 In response to questions raised at the Development Consultation Forum, Linden Homes have confirmed that the three public open space areas, the access roads (not to be adopted) and other communal areas will be maintained and managed by a management company.
- 6.40 Notwithstanding the removal of plots 36 and 37, some local residents suggested that a larger area adjacent to the Hermitage Stream should be retained as open space. This suggestion is misconceived and unjustified for at least five reasons. First, as explained above, the three proposed open space areas will deliver a quantum of open space (0.8 hectares) far in excess of the 0.47 hectare requirement for 82 dwellings.

- 6.41 Second, the removal of plots 36 and 37 and the landscape proposals will deliver a significant attractively landscaped 0.22 hectare open space area.
- 6.42 Third, there is no justification for providing a larger open space area to safeguard trees of merit or what little remains of the registered garden. The Arboricultural Impact Assessment confirms the orchard trees are of poor quality and the proposed new planting will significantly enhance the site's contribution to local amenity and more than compensate for the loss of existing trees. The Heritage Statement demonstrates that very little of the registered garden remains today. Perhaps the key feature which has survived are the steps to the burial ground which are to be retained.
- 6.43 Fourth, there is no justification for requiring a larger open space area to safeguard residents amenities (ie to maintain a larger gap between existing and proposed houses).
- 6.44 Fifth, it is acknowledged that the site occupies a highly sustainable location accessible to Waterlooville town centre, the A3 bus corridor and a wide range of community facilities (schools, shops etc). Planning policies recognise the desirability of meeting the urgent need for open market and affordable dwellings on such sites.

Sacred Heart Church

- 6.45 Linden Homes are marketing the site with a view to attracting an occupier. The current lawful planning use is for Class D1: non residential institutions. This use Class includes:
- Places of worship or religious instruction
 - Museums, libraries, art galleries and public exhibition halls
 - Clinics, health centres, day centre, crèches and day nurseries
 - Schools
- 6.46 The Development Principles Guidelines (May 2011) invites exploration of a continuing ecclesiastical use and advises:
- “2.10 Otherwise uses such as offices or community use may be preferred. Residential use and division is likely to be very destructive.”*
- 6.47 As yet a user has not been identified however, experience suggests that uncertainty about adjacent new development can discourage interest. Such

uncertainties are often addressed once a planning application is submitted. The 14 space car park has been identified to encourage interest.

- 6.48 Adequate safeguards exist to ensure an appropriate user of the former Church. The need to secure listed building consent will ensure no unacceptable interventions to any features of heritage interest. Also there will be the need for planning permission should a proposed use not fall within Class D1.

Heritage Considerations

- 6.49 Full details are provided in the Heritage Statement of the List Entry Descriptions, the statutory duty to have special regard to the desirability of preserving listed buildings, and its setting or any features of special architectural or historic interest. The relevant National Planning Policy Framework (NPPF) and English Heritage guidance is also set out which urges the conservation of heritage assets in a manner appropriate to their significance and advises that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.
- 6.50 Numerous site meetings and discussion have been held with the Council's Conservation and Planning Officers which have influenced the detailed proposals designed to preserve and enhance the listed buildings and their setting.

St Michael's Convent

- 6.51 The Heritage Statement confirms that the Convent's heritage significance is derived from its historic, communal and aesthetic values as a purpose built Convent. The building is both internally and externally, relatively plain. It is an early work of Leonard Stokes who designed a significant number of such buildings.
- 6.52 The later parts of the Convent buildings including the nearby laundry are to be demolished. These are modern extensions which do not have any special architectural or historic interest. Their removal will better reveal the significance of the retained Convent building.
- 6.53 The Heritage Statement and Design and Access Statement contain full details of the approach taken to the conversion of the listed Convent.
- 6.54 In short, the approach has been to restore and refurbish the features of special interest, minimise interventions which would impact on features of special interest and achieve a carefully conceived residential conversion to safeguard the building's future. At the ground floor, interventions are limited and mainly relate to the sub-division of the larger rooms. The main entrance to the building is maintained and used to access the converted building. Principal spaces and

corridors will also be maintained. This preserves how the building is experienced and ensures there are no new insertions into the exterior of the building.

- 6.55 On the upper floors, the highly cellularised structure contains very little of special heritage interest and does not lend itself to conversion. There are a large number of individual bedrooms on these floors which provided sleeping accommodation for the Sisters and which are not big enough for double bedrooms or living rooms. The interiors are plain and unadorned and whilst the layout contributes to the historic interest of the building as a convent building, the benefits of bringing the building back into use and preserving the special interest of the listed building will be a significant benefit.

The Gardens

- 6.56 The Heritage Statement advises that the gardens have limited historic interest as they provided food for the inhabitants of the Convent and whilst they were an integral part of Convent life, the Convent use has now ceased and many of the elements have been lost. Specifically whilst features including the glasshouse and orchard trees remain the flint garden wall and statue of the Madonna have been removed, and other features retained are of very limited architectural or historic interest (e.g. post and wire fencing bordering the steps comprising galvanised posts topped with finials, the sunken garden has been re developed for a tennis court and lost much of its original character). In short, very little of the original layout remains and what does remain is located in the burial ground to the east of the application site. The steps leading to the burial ground are to be retained.

The Setting of the Listed Buildings

- 6.57 The appearance and form of the new build has, as the Design and Access Statement sets out, been informed by the listed building and will be complementary to it through the imaginative designs and use of appearance, materials and detailing.
- 6.58 The principle view is as one enters the site from London Road. It is in these views where the Chapel and Convent buildings are seen as the dominant buildings on the site, albeit behind a large open space. The new residential development is limited to the rear parts of the site and will not be forward of the building line of the Chapel and Convent. In views entering the site, the Chapel would remain as the dominant building and the new development would be largely obscured by landscaping.
- 6.59 The Landscape Strategy (Drawing No 1112-0101) specifically contains measures designed to protect the setting of the listed buildings. The Heritage Statement

demonstrates that the setting of the listed buildings would be preserved and enhanced by the proposed development.

- 6.60 In summary, the proposals will preserve and enhance the listed buildings and their settings and the proposals will ensure the heritage assets are conserved in a manner appropriate to their significance.

Location of Affordable Housing

- 6.61 The Affordable Housing Statement demonstrates that the proposed mix of affordable housing will meet local needs and the house design are tenure blind i.e. the affordable housing units will be indistinguishable from the open market units with the same high quality design standards being applied regardless of tenure or form.
- 6.62 The siting selected will split the provision of the 25 affordable dwellings into five building groups or pockets located to the north and south of the access road commensurate with the desire to maximise management efficiency for the Registered Social Landlord and also ensure that there is an appropriate mix of affordable and open market tenures.

Compliance with Planning Policies

National Planning Policy Framework

- 6.63 The dual principles of boosting significantly the supply of housing and the presumption in favour of sustainable development lie at the heart of the NPPF. In order to boost housing supply Local Authorities are encouraged to make effective use of previously developed land and to meet in full the objectively assessed need for market housing and to maintain a five year supply of deliverable housing sites. In achieving sustainable development, proposals which accord with an up to date Local Plan are to be approved without delay.
- 6.64 The NPPF encourages the delivery of a wide choice of high quality houses and seeks to widen opportunities for home ownership to create sustainable inclusive and mixed communities and a transition towards a low carbon future. In addition heritage assets are to be conserved in a manner appropriate to their significance. The NPPF is clear that sustainable development which does not have a severe impact on the highway network should not be delayed.
- 6.65 The Transport Assessment demonstrates that the traffic impact is insignificant. The assessment detailed above and in the Design and Access Statement in particular, demonstrates compliance with all the principles and guidance on sustainable

development as set out in the NPPF. Hence the guidance at paragraph 187 which urges local authorities to approach decision taking in a positive way applies i.e. *“decision takers at every level should seek to approve applications for sustainable development wherever possible.”*

The Havant Borough Core Strategy

6.66 The scheme proposals fully accord with the following Core Strategy Policies;

Policy CS17: Concentration and Distribution of Development within the Urban Area – the delivery of 82 dwellings accords with the policy objectives to concentrate new housing development within the Borough’s five urban areas including, Waterlooville and to prioritise the development of previously developed land.

Policy CS9: Housing –the proposed mix of 9% 1bedroom, 35% 2 and 3bed and 21% 4bedroom dwellings incorporating 30% affordable units (social rented and shared equity units) will deliver an appropriate balance of dwelling types, sizes and tenures. The assessment detailed above demonstrates that the 28.9 dph density proposed complies with the policy requirement to 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 built form.

Policy CS11: Protecting and Enhancing the Special Environmental and Heritage of the Borough - numerous site meetings and discussions have been held with the Council’s Conservation and Planning Officers which have influenced the detailed conversion and refurbishment proposals designed to preserve and enhance the listed buildings and their setting. The Heritage Statement and Design and Access Statement demonstrate that very careful consideration has been given to establishing the modern extensions and additions who’s removal will better reveal the significance of the retained Convent Building. The same sensitivity and careful consideration has been deployed in devising the proposals to restore and refurbish the features of special interest (both internally and externally), to minimise interventions and to achieve the residential conversion which will safeguard the buildings future.

Policy CS14: Efficient Use of Resources – the Design and Access Statement (see Chapter 6) highlights the sites accessibility to Waterlooville Town Centre, public transport and a wide range of facilities, confirms Code for Sustainable Homes Level 3 will be achieved incorporating measure including fabric improvements, energy efficient measures, secure cycle storage, reduced water

usage, internal waste recycling facilities, ecological enhancements, sustainable urban drainage etc.

Policy CS16: High Quality Design and the Design Principles Guidance – the scheme’s performance against the agreed principles for St Michael’s Convent and the Borough Design Guide is summarised at figures 28 and 29 of the Design and Access Statement. It is not intended to repeat the summary here. The figure 28 and 29 assessment shows compliance with the comprehensive range of guidance and requirements.

Saved Local Plan Policies

6.67 Policy H3: Baseline Housing Sites allocates the site for immediate release. The indicative site capacity of only 70 dwellings should be attributed little weight in particular because the 70 dwelling figure conflicts with NPPF, Core Strategy and Saved Local Plan Policies and guidance. The executive summary (see paragraphs 31 to 37) acknowledges that 13 dwellings have already been erected on part of the site and whilst some local residents have commented that only 57 dwellings should be built at the application site, this contention is misconceived for at least six reasons.

1. The adopted Local Plan paragraph 188 advises, *“This indicative number of dwellings may be exceeded since the site is at a highly sustainable location.”*
2. 57 dwellings would equate to a density of only 20.14 dph.
3. The adopted Local Plan states *“a minimum of 40 dwellings per hectare will only be permitted.”*
4. The NPPF recommends as a Core Planning Principle (paragraph 17) that development should make effective use of land including by using land that has been previously developed.
5. The house types, designs and layout will deliver an attractive housing environment which will enhance local distinctiveness.
6. The 82 dwellings proposed will not undermine neighbouring resident’s amenities.

Summary

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

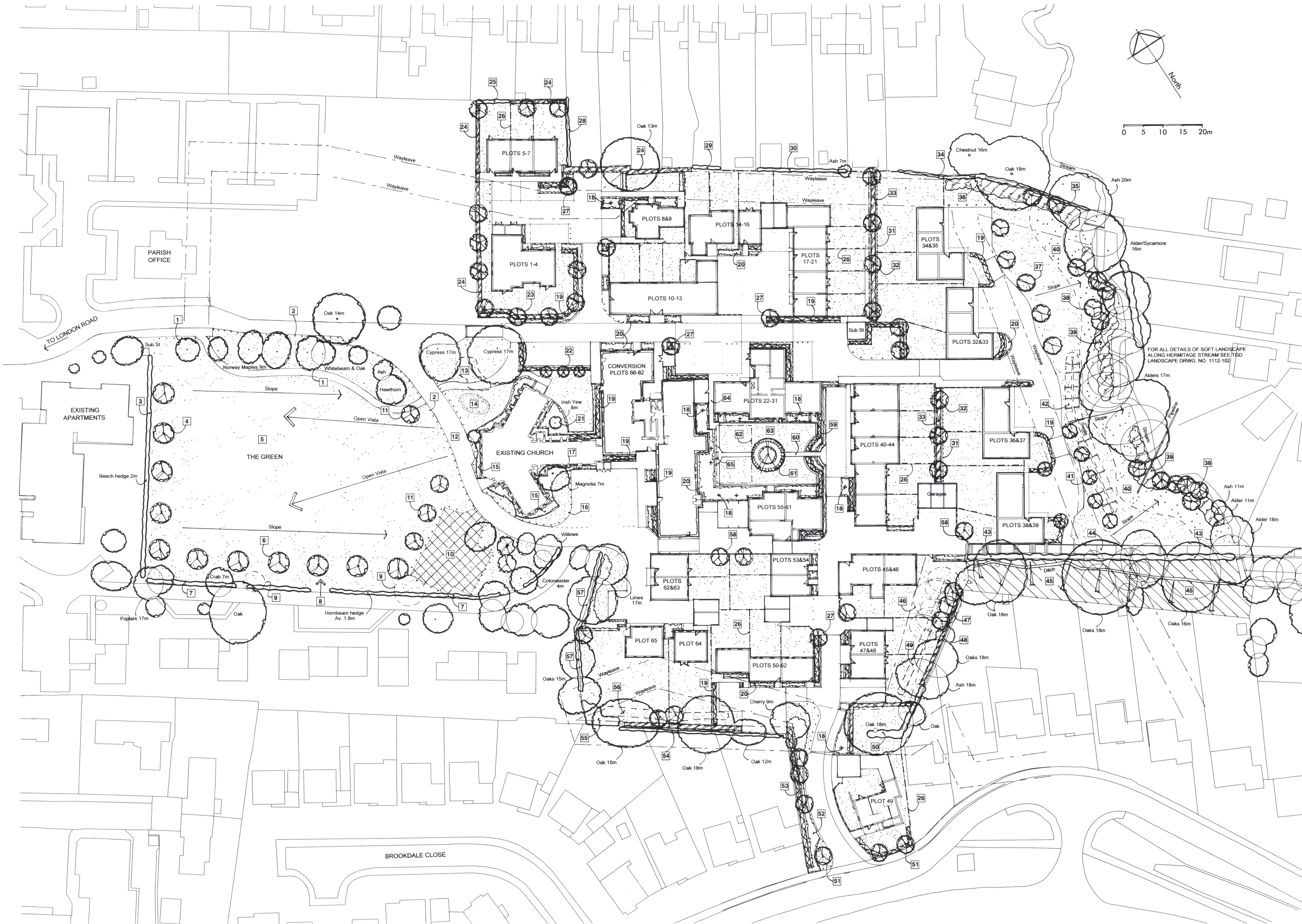
- The delivery of 82 high-quality open market and affordable homes accessible to Waterloooville town centre, employment areas, a wide range of community facilities and services and public transport.
- Demolition of extensions and later additions to the Listed Convent building which will improve the architectural integrity, appearance and setting of the Listed Buildings.
- The Grade II Listed Former Convent and Church would be sensitively converted and refurbished.
- “The Green” would act as a focal point and valuable open space.
- New landscaping and habitats will be provided across the site including in the Hermitage Stream area to enhance biodiversity.

Appendix 1 – Listed Building to be retained



Fig.6 Heritage assets and features

Appendix 2 – Landscape Strategy Plan



KEY

- EXISTING TREE RETAINED & PROTECTED
SEE BARRELL TREECARE REPORT FOR ALL
DETAILS
- EXISTING HEDGES RETAINED
- EXISTING UNDERSTOREY GROWTH
- PROPOSED TREE
- NATIVE MIX PLANTING
- CLIPPED HEDGE - MAX. 1m HIGH
- NATIVE MIX HEDGE - MAX 2m HIGH
- SPECIMEN/CLIPPED SHRUB
- LOW SHRUBS & GROUNDCOVER
- REINFORCED GRASS PARKING AREA
- MOWN GRASS (SEEDED IN POS & TURF
FOR MAIN SITE)
- WILDFLOWER GRASS
- 1.8m HIGH BRICK WALL
- 1.8m HIGH TIMBER FENCE
- 1m HIGH POST & 3 RAIL TIMBER FENCE WITH
MESH ATTACHED

NOTE:
Drawing to be read with TGD Landscape Dwg. No. 1112 - 102
(for details of landscape along Hermitage Stream) plus TGD
Landscape, Landscape Maintenance Plan, Barrell Treecare
Report, Pope Priestley Architects Site Layout and Drainage
Plans by AMA Engineers

GENERAL NOTES

- All existing trees & planting to be retained within or adjacent the site
shall be protected in accordance with BS5837:2005 and to
Aboricultural specification. See Barrell Treecare report for all details.
- Contractor shall establish location of all services & drainage before
starting any work.
- All imported topsoil to BS 3882:2007 multipurpose grade.
- Minimum topsoil depths to be in accordance with the plant schedule
on this drawing.
- Establishment maintenance for 12 months for all planting to include
weed control, watering and replacement of failures (to the original
Specification) in the planting season following failure. Particular
attention given to watering trees during prolonged dry spells.
- The developer/client shall be responsible for ensuring foundation
design accommodates all proposed and existing tree planting with
reference to the current NHBC guidance.
- Drawing to be read with Architects & Engineers Layouts, TGD
Landscape Ltd Dwg. No. 1112 - 102 & TGD Landscape Ltd Landscape
Management Plan.

LEGEND

- Retain existing trees but selectively clear smaller and leaning trees
- Low timber posts @ equal 1.8m c/s to prevent vehicles driving onto
The Green
- Existing Beech hedge - trim to shape @ even 1.8m high
- Line of new trees @ equal 10m centres to filter views into the open
space from the adjacent apartments. Acer campestre 'Streetwise' or
Tilia tomentosa
- Existing open green retained
- Line of new Sweet Chestnut trees @ equal 10m c/s
- Existing Hornbeam hedge trimmed to shape at 1.8m high. Gaps as
indicated planted with new Hornbeam hedge (min. 1.2m high on
planting)
- Potential pedestrian link into open space from adjacent access
- Poor quality weeping Birch (x2) remove
- Occasional church parking area - reinforced grass surface (Netlon
'Netpave 50' or similar) with low timber posts around edge to control
parking
- Smaller new trees to filter views of parking & access drive
- Break in new tree planting to allow clear vista into The Green
- Existing shrine relocated. Area filled with topsoil and grassed
- Drift of flowering bulbs in grass
- Shrubs & groundcover. Beds with curved profile to soften geometric
lines of existing church building
- Low timber posts @ equal 1.8m c/s to prevent unauthorised parking
- Attractive existing Magnolia retained as focal point in parking court
- Specimen or clipped shrubs
- Low clipped hedge max. 1m high
- Low shrubs & groundcover
- Existing fastigate Yew retained as focal point with new shrubs &
groundcover below
- 3 No. fastigate trees (Cupressus sempervirens) & evergreen clipped
hedge to enclose courtyard
- Line of new trees to improve streetscene (either Acer campestre
'Streetwise' or Quercus robur 'Fastigiata Koster')
- New native mix hedge - trimmed at max. 2m high
- Existing 2.2m high Hawthorn hedge. Good screen
- 1.8m high timber fence
- Proposed trees surrounded by hard surfacing provided with 4x3x1.2m
deep pit filled with specialist tree soil
- Deciduous hedge, some brambles - 1.5m high
- Existing Pyracantha hedge. Trim to shape at 2.5m high
- Hawthorn/Laurel/Holly hedge. 4-6m high - retain
- Post & 3 rail timber fence with square mesh attached to control pets
- New trees at equal c/s to soften rear gardens. Acer campestre
'Streetwise' or Castanea sativa
- Native mix hedge. Trim at max. 1.8m high
- Hawthorn hedge. 2.5m with some gaps
- 1m high sparse boundary hedge retained
- Area of native mix planting with grass & timber posts in front
- Proposed tree planting soften views
- Proposed native tree planting to filter views - Alder and Field Maple
- Native mix shrub planting to provide new habitats and soften
boundary. Planting arranged to screen existing exposed pipeline
- Wildflower grass seed mix including shade & wetland species
- Fruit trees along edge of road (to replace existing orchard removed)
- Approx. location of grass swale - see AMA Engineers plans for details
- Existing Privet/Willow/Elder hedge retained - trim along edge of path
as required
- Existing paths & steps retained and repaired as required. Remove
redundant steel bollards
- Sparse understorey. Some Holly on banks. Fell dead trees & stack
timber as log piles. Plant shade tolerant native understorey in gaps to
provide additional habitats
- Pollard group of existing Poplars at 8m high
- 3 No. new Oak trees to soften boundary
- New native hedge to soften boundary fence - Holly
- Substantial Privet hedge. 2.5m high. Removing without disrupting
roots of existing trees
- Retain section of established hedge. 1.5m high. Ash & Hawthorn
- New trees to soften streetscene planted in min. 2x2x1m deep
prepared pits
- Vigorous groundcover - low maintenance, evergreen species
- New native hedge along boundary. Clipped at max. 2m high
- Weak offsite hedging with many gaps
- Existing Privet 4m high retained and trim to shape
- Remove existing Cypress without disrupting roots of existing Oaks
- Existing Privet hedge retained and trimmed to even hedge @ 2.5m
- Tree planting in rear gardens to contribute to streetscene
- 1m high clipped evergreen hedge
- Red brick path - 1.2m wide
- Focal tree with groundcover below. Juglans regia or Liriodendron
tulipifera
- Approx. location of underground Aquacell storage - see AMA
Engineers plans for details
- Fruit trees along edge of road (to replace existing orchard removed)
- 1.2m wide link path - red brick
- 1.5m long bench

LANDSCAPE PRINCIPLES

- RETAIN and PROTECT majority of existing trees of value
- MAINTAIN existing open character of The Green & BOLSTER
tree planting along open edges of open space
- PROTECT setting of Listed church
- DESIGN subsidiary courtyards to have distinct character
- SOFTEN site boundaries with new tree & hedge planting
- CREATE new habitats for local fauna
- REINFORCE natural character along existing stream
- ESTABLISH clear landscape framework with new tree &
hedge planting within 'core' of the site
- FAVOUR planting of native trees, using canopy species where
space allows
- LOCATE new tree planting to avoid existing drainage
wayleaves
- SELECT low maintenance shrub and groundcover species

Revisions

A	25.05.12	First Issue
B	09.07.12	Plan amended to show new road alignment and to reflect sundry minor changes to Architects site layout



PROJECT
ST MICHAEL'S CONVENT
LONDON ROAD
WATERLOOVILLE

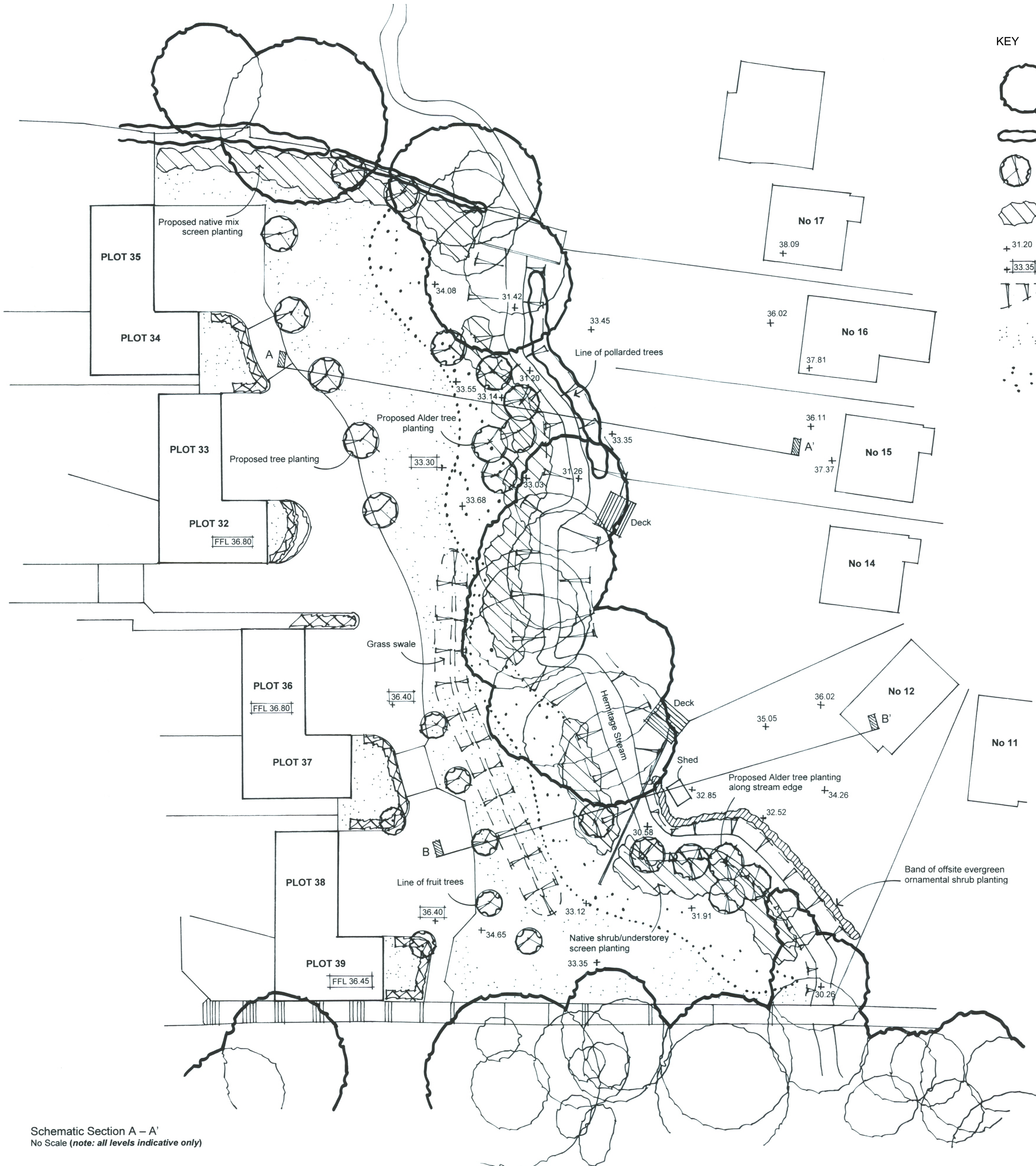
DRAWING
Landscape Strategy Plan

Scale: 1:400 @ Ao
Drawn by: TG Date: May 2012

DRAWING NUMBER
1112 - 0101 Rev B

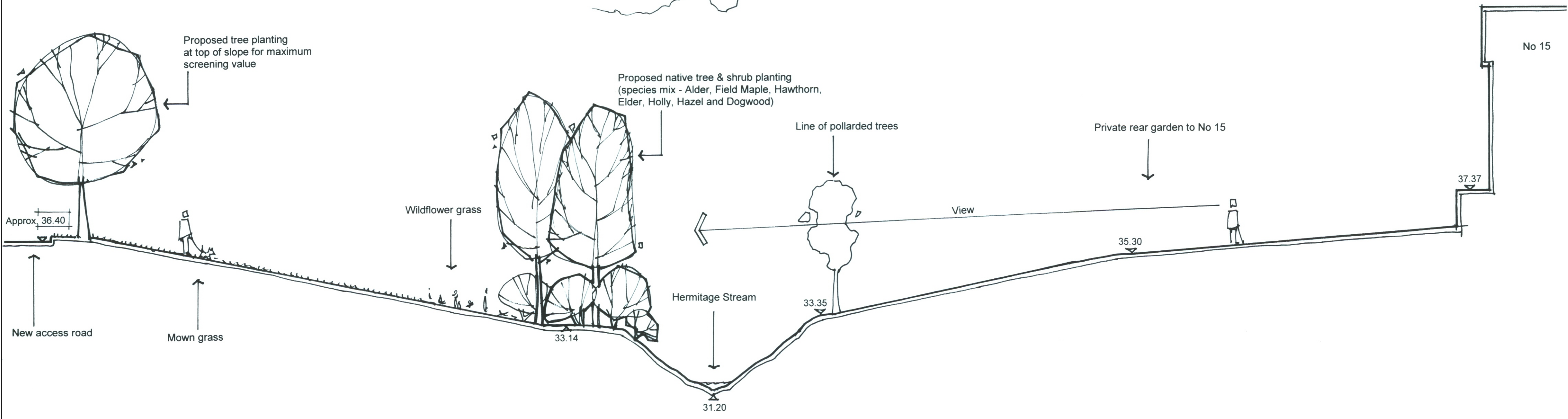
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Appendix 3 – Hermitage Stream Landscape Strategy Plan

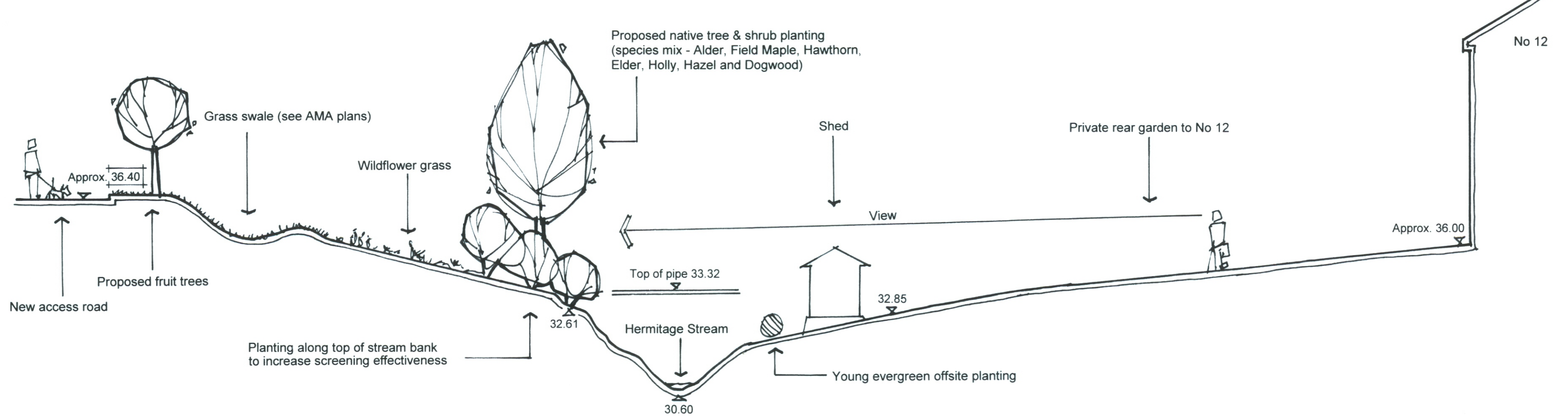


- KEY
- Existing tree retained and protected
 - Existing hedge/pollarded trees retained
 - Proposed tree
 - Proposed native tree & shrub screen planting
 - Existing levels
 - Proposed level (Approx. only)
 - Bank
 - Mown grass
 - Wildflower grass

Schematic Section A – A'
No Scale (note: all levels indicative only)



Schematic Section B – B'
No Scale



T G D Landscape Ltd
 Chartered Landscape Architects
 10 North End Close,
 Chandlers Ford,
 Eastleigh, Hampshire,
 SO53 3HY
 Tel: 02380 365825
 Mobile: 07974 900280
 tgdlandscape@googlemail.com

PROJECT
**ST MICHAEL'S CONVENT
 LONDON ROAD
 WATERLOOVILLE**
 DRAWING
**Hermitage Stream Sketch
 Landscape Plan**
 Scale: 1:250 @ A1
 Drawn by: TG Date: May 2012
 DRAWING NUMBER
1112 - 102
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Appendix 4 – Adopted Local Plan Policy H3.2

H3 BASELINE HOUSING SITES

The following sites are proposed for housing development to meet the residual Baseline housing requirement for the Borough.

Policy No	Site	Net Site Area (Ha)	Indicative Dwellings
H3.1	Glenwood School, Silvester Road, Cowplain	0.4	12
H3.2	St Michael's Convent, 354 London Rd, Waterlooville	3.9	70
H3.3	Walton Close/Elizabeth Rd, Waterlooville	0.24	12
H3.4	Corbett Rd/Cunningham Rd, Waterlooville	0.27	16
H3.5	West of New Lane, Havant (Wyeth Car Park)	0.25	8
H3.6	Conigar Road, Emsworth	0.06	2
H3.7	Selsmore Road, Hayling Island	0.2	2
H3.8	Fishery Lane, Hayling Island	0.3	9
H3.9	Land north and south of Ranelagh Rd, Bedhampton and Kingscroft Farm, Brockhampton Road	1.2	55
H3.10	Former post office, East Street, Havant	0.22	9
H3.11	Former clubhouse, Fairfield Road, Havant	0.08	10
H3.12	1-13 North Street Arcade, Havant	0.22	9
H3.13	Market Parade, Havant	0.04	15
H3.14	Palk Rd/West St. (Former Methodist Church)	0.06	2
H3.15	Palk Road Training Centre, Bedhampton	0.27	11
H3.16	R/o Kwik Fit, New Road, Havant	0.22	9
H3.17	Edwards Builders Yard, St Georges Walk	1.95	19
H3.18	Adj. 156 London Road	0.07	3
H3.19	Goodwillies Timber Yard, London Rd, Waterlooville	3.3	96
H3.20	Garages, Forest End, Waterlooville	0.11	5
H3.21	47-71 inc. London Road, Waterlooville	0.15	6

H3.22	R/o 29 High Street, Emsworth	0.05	2
H3.23	Rook Farm, St Mary's Road, Hayling Island	0.34	5
H3.24	Between 115-123 St Mary's Road, Hayling Island	0.12	2
H3.25	92-96 New Brighton Road, Emsworth	0.46	10
H3.26	Skippers Yard, West Town	0.38	14
H3.27	Homewell, Havant	0.41	40
H3.28	Former Purbrook Park School Playing Field, Stakes Rd	2.29	80
H3.29	Land off Oak Tree Drive, Emsworth	1.78	55
H3.30	Padnell Grange, Cowplain	0.45	15
H3.31	Warblington School Field, Havant	1.89	85

180. The allocated sites have been selected to concentrate development in the existing urban areas, with at least 60% of new dwellings on previously-developed land, and to provide a geographical spread across the Borough. The Council will monitor housing completions to ensure the implementation of this policy complies with the sustainable principles upon which the Plan is based. The policy lists allocations for the period 2001-2011. Some sites have already been developed since 2001, such as the former Edward's Builders Yard, Waterlooville Town Centre.
181. In addition there is potential on unidentified sites (windfalls) and in Leigh Park. However, until the Creating Quality Places project is completed it is not possible to say precisely how many additional new dwellings might be provided. However, Leigh Park is a large housing estate with a relatively spacious character. It would be reasonable to consider developing surplus open space in association with an overall programme of environmental and other improvements, to provide housing to meet local needs.
182. The development of all the proposed sites should contribute to the quality of the built environment by considering the constraints and potential in relation to the policies set out in the Design, Historic Heritage and Transport chapters. Density requirements depend on the location of the site, the type of housing and the design but for much of the Borough a minimum of 40 dph will only be permitted. The list of allocations contains a variety of sites both large and small. Many of the smaller sites were identified through the Council's Urban Capacity Study. Some of the larger sites are as follows.

183. The site *north and south of Ranelagh Road* is mainly greenfield land including well-established allotments. The site also comprises Kingscroft Farm and 1/1A-2, Ranelagh Road which are previously-developed sites. This proposal is well-located in relation to Havant Town Centre and would round off existing development along Brockhampton Road and Knox Road. A replacement site for the allotments will have to be provided at a suitable location.
184. The *former Purbrook Park School playing field* is no longer used for recreation and is situated at an accessible location within the urban area. Development would release funding for improvements to the sports facilities at the main school site. The new facilities would be available for use by the community thereby helping to reduce the shortfall in playing space provision in this part of the Borough. There is a commitment to carry out these improvements in accordance with the Secretary of State's approval for the sale of the site. In addition the development would retain 1.2 ha for playing space on the site.
185. The *land off Oak Tree Drive* is a previously-developed site neighbouring the built-up area. The site has had an urbanizing effect on the appearance of the countryside and rural locality. The development would be contained to the west and north by the woodland of Southleigh Forest and therefore would not set a precedent for expansion further into the countryside. Although the site is on the edge of Emsworth facilities and services are reasonably accessible.
186. The *Padnell Grange* site is located on the edge of the built up area of Cowplain. A modest development of approximately 15 dwellings could be accommodated within the grounds of the Grange whilst respecting the landscape, character and open setting of the existing buildings.
187. *Warblington School playing field* is well-located close to the centre of Havant. It is intended to invest the proceeds from the sale of the site to upgrade existing recreational facilities at Warblington School and to create a new and improved environmental teaching resource at Fairfield School. Access to the housing development is required from New Lane. The inclusion of the land to the west of the playing field up to this frontage is therefore needed although the nature conservation value of this area should be effectively safeguarded. To minimise the effect of noise from the railway a landscaped space will be required although the number of dwellings should not be reduced below a minimum of 85.
188. *St Michael's Convent*, Waterlooville is a large site which extends from London Road to the Hermitage Stream to the rear of Hermitage Gardens. The site comprises contrasting areas of

greenspace, including the stream valley, all of which should be retained as open space and integrated within the development to achieve a high-quality design. The Convent and the Church of the Sacred Heart are both listed buildings which should be conserved including their setting. A new Parish Church is proposed on part of the site but its location and extent should not result in the reduction of the indicative dwelling potential below 70 dwellings. However, this indicative number of dwellings may be exceeded since the site is at a highly sustainable location and thus a 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 and that there is no encroachment into the greenspaces referred to above.

- 189. *Market Parade*, Havant is suitable for both conversion of the upper floors and redevelopment for residential purposes whilst retaining the ground floor for retail and other town centre uses.
- 190. *Edward's Builders Yard*, Waterlooville has been redeveloped with 19 flats.
- 191. *Homewell*, Havant - The development of this site has commenced.
- 192. The *Goodwillies* site in Waterlooville is currently in use as a timber merchants and has received committee approval for outline planning consent for 96 dwellings.

H4 RESERVE HOUSING SITES

The following sites are proposed as Reserve housing sites to provide up to 400 additional dwellings in the Borough. The release of these sites can be managed through agreement by the Strategic and Local Planning Authorities if monitoring identifies a change in circumstances which needs to be accommodated. Until such time as they are formally agreed for release, countryside policies will be applied to these sites.

Policy No	Site	Net Site Area (Ha)	Indicative Dwellings
H4.1	Scratchface Lane, Bedhampton	1.77	65
H4.2	North of Goldring Close, Hayling Island	2.20	85
H4.3	Hampshire Farm, Emsworth	8.40	250

BELFAST

BIRMINGHAM

BRISTOL

CARDIFF

EDINBURGH

GLASGOW

LEEDS

LONDON

MANCHESTER

SOUTHAMPTON

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