



Sequential Assessment

Proposed Redevelopment of Site for Retail Use

179 London Road, Waterlooville

**On Behalf Of
London Road Limited**

September 2011



Document Control

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1.0 Introduction

- 1.1 WYG Planning and Design have been instructed by London Road Limited to prepare a sequential assessment to accompany their planning application for the redevelopment of 179 London Road, Waterlooville to include a retail store (Use Class A1) of around 380sq.m with associated access, parking and landscaping.
- 1.2 Planning policy relating to retail development promotes a sequential approach to its location, where it seeks to direct such uses to sites within defined centres wherever possible and where this is not possible would then promote sites on the edge of centres before out of centre sites are considered.
- 1.3 Discussions with Planning Officers have been established that, based on the requirements of Policy EC15 of PPS4 and Policy CS4 and its supporting text of the Havant Borough Core Strategy, a sequential assessment is required to be submitted to accompany the application for the proposed development.
- 1.4 This report will analyse the defined centres within close proximity to the proposed development site to identify any vacant 'in centre' or 'edge of centre' sites. Each alternative site identified will then be assessed, providing comments on their suitability, availability and viability, in accordance with the principles of PPS4, to determine whether there are any sequentially preferable sites to 179 London Road, Waterlooville.



2.0 Site Location

- 2.1 The site (identified on the plan attached at Appendix 1) is a corner site located at the junction of London Road and Rowlands Avenue. The site measures approximately 0.076 hectares and is generally flat, the site is currently occupied by London Road Motors which consists of 2 detached single storey buildings located along the southern boundary of the site. The remainder of the site is laid to hard standing for car sales and ancillary works.
- 2.2 The area around the site is mixed use, predominantly residential, comprising 2-storey detached and semi detached houses. To the north of the site is the Woodpecker Public House and to the south east is the Waterloooville Baptist Church.
- 2.3 The nearest centre to the site is Waterloooville Town Centre, approximately 400m to the south of the application site, whilst Cowplain District Centre is approximately 900m north of the site. This sequential assessment will assess sites in Waterloooville Town Centre, Cowplain District Centre and the Edge-Of-Centre sites for both centres.



3.0 Planning Policy

National Planning Policy

3.1 Government Planning Policy relating to economic development is set out in Planning Policy Statement 4: Sustainable Economic Growth (PPS 4). Paragraph 4 of PPS4 identifies that economic development includes *"development within the B Use Classes, public and community uses and main town centre uses. The policies also apply to other development which achieves at least one of the following objectives:*

- *provides employment opportunities*
- *generates wealth or*
- *produces or generates an economic output or product"*

3.2 Policy EC10.1 of PPS4 states that *"local planning authorities should adopt a positive and constructive approach towards planning applications for economic development. Planning applications that secure sustainable economic growth should be treated favourably."*

3.3 Policy EC14 of PPS 4 sets out at paragraph EC14.3 that:

"A sequential assessment (under EC15) is required for planning applications for main town centres uses that are not in an existing centre and are not in accordance with an up to date development plan. This requirement applies to extensions to retail or leisure uses only where the gross floor space of the proposed extension exceeds 200 square metres"

3.4 Policy EC15 relates to sequential assessments, this sets out that:

"EC 15.1 In considering sequential assessments required under policy EC14.3, local planning authorities should:



- a. *ensure that sites are assessed for their availability, suitability and viability*
- b. *ensure that all in-centre options have been thoroughly assessed before less central sites are considered*
- c. *ensure that where it has been demonstrated that there are no town centre sites to accommodate a proposed development, preference is given to edge of centre locations which are well connected to the centre by means of easy pedestrian access*
- d. *ensure that in considering sites in or on the edge of existing centres, developers and operators have demonstrated flexibility in terms of:*
 - (i.) *scale: reducing the floorspace of their development;*
 - (ii.) *format: more innovative site layouts and store configurations such as multi-unit store developments with smaller footprints;*
 - (iii.) *car parking provision; reduced or reconfigured car parking areas; and*
 - (iv.) *the scope for disaggregating specific parts of a retail or leisure development, including those which are part of a group of retail or leisure units, onto separate, sequentially preferable, sites. However, local planning authorities should not seek arbitrary sub-division of proposals*

EC15.2 In considering whether flexibility has been demonstrated under Policy EC15.1.d above local planning authorities should take into account any genuine difficulties which the applicant can demonstrate are likely to occur in operating the proposed business model from a sequentially preferable site, for example, where a retailer would be limited to selling a significantly reduced range of products. However, evidence which claims that the class of goods proposed to be sold cannot be sold from the town centre should not be accepted"



Havant Borough Core Strategy

3.5 The application site is located within the jurisdiction of Havant Borough Council. Havant Borough Council adopted its Core Strategy on 1 March 2011, and consequently the sequential assessment has been prepared to accord with these newly-adopted policies.

3.6 Policy CS4 relates to town, district and local centres and states

"The council will seek to accommodate approximately 13,000 square metres (net) of new comparison goods retail floorspace within town and district centres up to 2016.

Planning permission will be granted for appropriate town centre development proposals that:

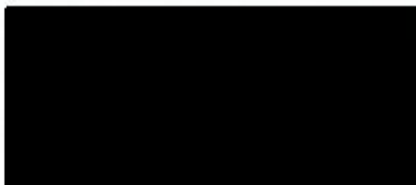
1. *Promote and enhance the following hierarchy of identified centres as shown on the Proposals Map:*
 - *Town Centres - Havant and Waterlooville*
 - *District Centres - Cowplain, Emsworth, Leigh Park and Mengham/Gable Head*
 - *Local Centres - Bedhampton, Crookhorn, Grassmere Way, Hambledon Parade, Middle Park Way, Milton Road, Purbrook, Rails Lane, West Town and Widley.*
2. *Enhance the evening economy of the town and district centres.*
3. *Retain and enhance local markets.*
4. *Support small and independent businesses.*
5. *Encourage high quality, mixed-use development in designated centres that retain active ground floor frontages."*

3.7 Supporting paragraph 3.39 to Policy CS4 identifies that *"all applications for development of town centre uses and in particular new retail floorspace outside designated centres will*



need to demonstrate in a robust and transparent manner the application of the sequential approach to site selection, an impact assessment and all other relevant tests set in current government policies”.

- 3.8 The relevant proposals map from the Core Strategy for the application site is attached at Appendix 2. This identifies that the closest defined centres are Waterlooville Town Centre (approximately 400m from the site) and Cowplain District Centre (approximately 900m from the site).





4.0 Methodology

- 4.1 In order to comply with the aims of Policy EC15 of PPS4 and Policy CS4 of the Core Strategy, the sequential assessment for this application considers the two closest defined centres (Waterlooville Town Centre and Cowplain District Centre), including edge of centre sites.
- 4.2 The search area for vacant alternative premises therefore includes properties within the defined Waterlooville Town Centre and the defined Cowplain District Centre, including edge of centre sites. For the purposes of this assessment, edge of centre sites have been defined as those falling within 300m of the defined centre (which is consistent with the definitions set out at Annex B of PPS4). The plan attached at Appendix 3 identifies the extent of the area of search.
- 4.3 The search includes all types of commercial property, industrial units and municipal sites.
- 4.4 A desktop review of local and national property agents' websites was conducted to find sites with potential in and around the search area, which included:
- Rightmove – www.rightmove.co.uk
 - Estates Gazette – www.estatesgazette.com/propertylink
 - Hughes Ellard – www.hughesellard.com
 - Lambert Smith Hampton – www.lsh.co.uk
 - CB Richard Ellis – www.cbre.co.uk
 - Savills – www.savills.co.uk
 - Hellier Langston - www.hlp.co.uk/
- 4.5 This was followed by a thorough site visit on 7th July 2011 which included a complete investigation of the area of search to identify any other potential alternative sites.



4.6 The sites identified are assessed Section 5. Each is assessed according to the following criteria:

- **Availability.** is the site available now or will it become available within a reasonable period of time?
- **Suitability.** is the site suitable for the use proposed, assuming a degree of flexibility is in operators requirements?
- **Viability.** would a convenience store be viable on this site?



5.0 Site Analysis

- 5.1 The following 25 sites were found during the web search and site visit on 7th July 2011, with an updated web search on 8th September 2011. Each are identified at Appendix 4. These have been assessed as follows:

Site 1: Curzon Rooms, 310 London Road, Waterlooville

Type of site:	In centre (Waterlooville Town Centre)
Floorspace:	10,270 sq.ft (954 sq.m)
Availability:	Vacant function rooms currently being advertised for let/ sale for redevelopment for A1 retail use. However, the consent which was granted in 2008 for 954 sq m of retail and 14 flats has lapsed. The building is not available for occupation as it currently stands.
Suitability:	The potential retail floor area is more than twice that necessary to accommodate the size of store required
Viability:	The selling agent for the site, Lambert Smith Hampton, has provided the following summary of the marketing effort over the past 3 years:

During the course of marketing the available retail unit there have been only 2 serious enquiries from retailers, New Look who did get to the stage of agreeing Heads of terms but subsequently withdrew, and The Original Factory Shop who are very rent sensitive being a discount operator and would never pay a rent that would make a scheme of this magnitude viable. Details have been sent to all of the food store operators during the course of marketing with zero interest.



Waterlooville has never featured high on any operators' list – the scheme as it stands with 14 flats above 10,000 sqft of ground floor space is wholly unviable without a major retail pre let. A search of current requirements for Waterloooville via Shop Property confirms that there are currently only four:

- 3 mobile – 700 sqft
- Naomi House charity – 700/1200 sqft
- Factory Shop – 6,000/15,000 sqft
- McDonalds – understood to have acquired a site next to the new Sainsburys food store

Conclusion:

Without a viable retail consent, and given the negligible demand for new retail premises in Waterloooville, there is no possibility of a prospective retail tenant promoting a redevelopment scheme on the basis of occupying less than half the available floorspace

Site 2: Unit 1, The Boulevard, Waterloooville

<i>Type of site:</i>	In centre (Waterlooville Town Centre)
<i>Floorspace:</i>	691 sq.ft (64 sq.m)
<i>Availability:</i>	Currently a vacant ground floor retail unit, advertised to let
<i>Suitability:</i>	The unit is too small to accommodate the proposed retail use
<i>Viability:</i>	Unknown
<i>Conclusion:</i>	The site is too small to be suitable to accommodate the proposed retail store



Site 3: Unit 5, The Boulevard, Waterlooville

Type of site:	In centre (Waterlooville Town Centre)
Floorspace:	1,157 sq.ft (107 sq.m)
Availability:	Currently a vacant ground floor retail unit, advertised to let
Suitability:	The unit is too small to accommodate the proposed retail use
Viability:	Unknown
Conclusion:	The site is too small to be suitable to accommodate the proposed retail store

Site 4: Unit 17, The Boulevard, Waterlooville

Type of site:	In centre (Waterlooville Town Centre)
Floorspace:	c.911 sq.ft (c.84.6 sq.m)
Availability:	Currently a vacant ground floor retail unit, no agent's board displayed or website entry identified indicating availability
Suitability:	The unit is too small to accommodate the proposed retail use
Viability:	Unknown
Conclusion:	The site is too small to be suitable to accommodate the proposed retail store

Site 5: Unit 19, The Boulevard, Waterlooville

Type of site:	In centre (Waterlooville Town Centre)
Floorspace:	911 sq.ft (84.6 sq.m)
Availability:	Currently a vacant ground floor retail unit, advertised to let
Suitability:	The unit is too small to accommodate the proposed retail use
Viability:	Unknown
Conclusion:	The site is too small to be suitable to accommodate the proposed retail store



Site 6: Unit 21, The Boulevard, Waterlooville

Type of site:	In centre (Waterlooville Town Centre)
Floorspace:	c.911 sq.ft (c.84.6 sq.m)
Availability:	Currently a vacant ground floor retail unit, no agent's board displayed or website entry identified indicating availability
Suitability:	The unit is too small to accommodate the proposed retail use
Viability:	Unknown
Conclusion:	The site is too small to be suitable to accommodate the proposed retail store

The combination of Units 17, 19 and 21, The Boulevard would not be suitable for the proposed retail use as they do not offer a sufficient level of floorspace, even if all of these vacant units were advertised as being available.

Site 7: 308 London Road, Waterlooville

Type of site:	In centre (Waterlooville Town Centre)
Floorspace:	1,338 sq.ft (124 sq.m)
Availability:	Currently a vacant ground floor retail unit, advertised to let
Suitability:	The unit is too small to accommodate the proposed retail use
Viability:	Unknown
Conclusion:	The unit is too small to accommodate the proposed retail use



Site 8: 49 London Road, Waterloooville

Type of site:	In centre (Waterloooville Town Centre)
Floorspace:	498 sq.ft (46.3 sq.m)
Availability:	Currently a vacant ground floor A2 Use Class unit, advertised to let
Suitability:	The unit is too small to accommodate the proposed retail use
Viability:	Unknown
Conclusion:	The unit is too small to accommodate the proposed retail use

Site 9: 75b London Road, Waterloooville

Type of site:	In centre (Waterloooville Town Centre)
Floorspace:	840 sq.ft (78 sq.m)
Availability:	Currently a vacant ground floor retail, advertised to let
Suitability:	The unit is too small to accommodate the proposed retail use
Viability:	Unknown
Conclusion:	The unit is too small to accommodate the proposed retail use

Site 10: 79 London Road, Waterloooville

Type of site:	In centre (Waterloooville Town Centre)
Floorspace:	474 sq.ft (44 sq.m)
Availability:	Currently a vacant ground floor retail, advertised to let
Suitability:	The unit is too small to accommodate the proposed retail use
Viability:	Unknown
Conclusion:	The unit is too small to accommodate the proposed retail use



Site 11: 1 & 2 Queens Parade, London Road, Waterlooville

Type of site:	In centre (Waterlooville Town Centre)
Floorspace:	• Shop unit 1: 938 sq.ft (87.1 sq.m) • Shop unit 2: 878 sq.ft (81.6 sq.m)
Availability:	Currently two separate ground floor retail uses, advertised to let
Suitability:	The units individually and combined are too small to accommodate the proposed retail use
Viability:	Unknown
Conclusion:	The units are too small to accommodate the proposed retail use

Site 12: 7 Queens Parade, London Road, Waterlooville

Type of site:	In centre (Waterlooville Town Centre)
Floorspace:	1,189 sq.ft (110.5 sq.m)
Availability:	Currently a vacant ground floor retail with an unimplemented A5 Use consent, advertised to let
Suitability:	The unit is too small to accommodate the proposed retail use
Viability:	Unknown
Conclusion:	The unit is too small to accommodate the proposed retail use

Site 13: 8-9 Queens Parade, London Road, Waterlooville

Type of site:	In centre (Waterlooville Town Centre)
Floorspace:	c.2,004 sq.ft (c.187 sq.m)
Availability:	Currently a vacant ground floor retail unit, no agent's board displayed or website entry identified indicating availability
Suitability:	The unit is too small to accommodate the proposed retail use
Viability:	Unknown
Conclusion:	The unit is too small to accommodate the proposed retail use and is not currently being marketed



Site 14: former Corky's Coffee Lounge, Hambledon Road, Waterloooville (corner of Swiss Road)

Type of site:	In centre (Waterloooville Town Centre)
Floorspace:	c.2,230 sq.ft (c.207 sq.m)
Availability:	Currently a vacant ground floor café, no agent's board displayed or website entry identified indicating availability
Suitability:	The unit is too small to accommodate the proposed retail use
Viability:	Unknown
Conclusion:	The unit is too small to accommodate the proposed retail use and is not currently being marketed

Site 15: Hermitage House, Hambledon Road, Waterloooville

Type of site:	In centre (Waterloooville Town Centre)
Floorspace:	4,155 sq ft (385.98 sq m), over 3 floors. 1,416 sq.ft (131.53 sq.m) at ground floor level
Availability:	This is an occupied office building (Use Class B1) that is marketed as for sale/ to let
Suitability:	A change of use to retail would be necessary, however the configuration of the building would not be suitable for retail conversion. Furthermore, the floor space available at ground floor level would not provide a sufficient sales area for the proposed retail use and the first and second floors would provide a surplus floor space, even after allowing for ancillary storage and offices.
Viability:	Unknown
Conclusion:	The building would be difficult to convert from offices to retail and the configuration of the floorspace available would not be appropriate for the proposed retail use



Site 16: 11 St Georges Walk, Hambledon Road, Waterloooville

Type of site:	In centre (Waterloooville Town Centre)
Floorspace:	1,834 sq ft (170.37 sq m), over 3 floors. 675 sq.ft (62.7 sq.m) at ground floor level
Availability:	This is an office building that is being marketed as to let
Suitability:	A change of use to retail would be necessary, however the configuration of the building is unlikely to be suitable for retail conversion. Furthermore, the overall level of floorspace and the space available at ground floor level would not provide a sufficient sales area for the proposed retail use
Viability:	Unknown
Conclusion:	The building is likely to be complex to convert from offices to retail and the building would not be appropriate for the proposed retail use

Site 17: 13 St Georges Walk, Hambledon Road, Waterloooville

Type of site:	In centre (Waterloooville Town Centre)
Floorspace:	986 sq.ft. (91.64 sq.m), first and second floors
Availability:	The site is currently being marketed as to let
Suitability:	As this is a first floor unit it is not suitable for the proposed use. Furthermore, at around 91.64sq.m, this site is too small
Viability:	Unknown
Conclusion:	As this is a first and second floor property and too small it is not suitable to accommodate the proposed retail store



Site 18: Unit 10 Wellington Way, Waterlooville

Type of site:	In centre (Waterlooville Town Centre)
Floorspace:	973 sq.ft. (90.4 sq.m)
Availability:	The site is currently being marketed as to let
Suitability:	The unit is too small to accommodate the proposed retail use
Viability:	Unknown
Conclusion:	The unit is too small to be suitable to accommodate the proposed retail use

Site 19: 222A London Road, Waterlooville

Type of site:	Edge of Centre (Waterlooville Town Centre)
Floorspace	2,952 sq.ft. (274 sq.m.)
Availability:	Vacant workshop currently being advertised for let
Suitability:	The premises has a B Class usage, therefore a change of use to retail would be necessary. Even allowing for flexibility of format, the floorspace available is too small to accommodate the size of store needed. As the building is not for sale, the building cannot be extended/redeveloped. The site does not have sufficient car parking to support a retail use, and being sited behind a petrol filling station does not have the visibility that a retailer would require
Viability:	The premises is not for sale hence a redevelopment option cannot be pursued
Conclusion:	The building is too small to accommodate the use sought and cannot be extended or redeveloped, and the site is unsuitable for a retailer given its location behind a petrol filling station



Site 20: former Caetano building, corner of Hambledon Road/ Aston Road, Waterloooville

Type of site:	Edge of Centre (Waterloooville Town Centre)
Floorspace	83,799 sq.ft (7,785 sq.m)
Availability:	This is a vacant large industrial building that is currently being marketed as to let. A planning application has recently been approved on this site for use as a supermarket.
Suitability:	The premises has a B Class usage, therefore a change of use to retail would be necessary. The building however is far too large for the proposed retail use.
Viability:	Unknown
Conclusion:	The site is far too large for the proposed retail use and is subject to a recent planning permission, as such it is unlikely to be available.

Site 21: Sprintprint, corner of Hambledon Road/ Aston Road, Waterloooville

Type of site:	Edge of Centre (Waterloooville Town Centre)
Floorspace	c.2,579 sq.ft (c.239.7 sq.m)
Availability:	Currently a vacant unit with boundary hoarding, no agent's board displayed or website entry identified indicating availability
Suitability:	As the site is not currently being marketed as available, it is unlikely to be suitable for the proposed retail use. It is too small to accommodate the proposed retail use
Viability:	Unknown
Conclusion:	The site is not available and the boundary hoardings would suggest that a new use is likely to be forthcoming



Site 22: Industrial building, Aston Road, Waterlooville

Type of site:	Edge of centre (Waterlooville Town Centre)
Floorspace	c.25,278 sq.ft (c.2,348.4 sq.m)
Availability:	This site accommodates a vacant industrial building that is displaying an agents sold board, as such it is assumed that the site is no longer available
Suitability:	The premises has a B Class usage, therefore a change of use to retail would be necessary. The building however is far too large for the proposed retail use and is unlikely to be suitable for conversion for a retail use
Viability:	Unknown
Conclusion:	The site is not available and nevertheless is far too large for the proposed retail use and is unlikely to be suitable for conversion to retail uses.

Site 23: 1 Silverthorne Way, Waterlooville

Type of site:	Edge of centre (Waterlooville Town Centre)
Floorspace	Individual office suites ranging: 118 - 778 sq.ft (11 - 73 sq.m)
Availability:	Office suites are available to let
Suitability:	The site has is in use for a B Class Use, as such a change of use would be necessary. The individual office suites are not of a sufficient size to accommodate the proposed retail use and the building includes individual offices let to on flexible terms, the management is not conducive to conversion to retail use.
Viability:	Unknown
Conclusion:	The site is not suitable for a retail use due to the sub-division of the site into individual office suites and will not be suitable for conversion to a retail use



Site 24: Former HSBC, 35 London Road, Cowplain

Type of site:	In centre (Cowplain District Centre)
Floorspace	c.1,880 sq.ft (c.175 sq.m) at ground and first floor level
Availability:	The site is currently vacant and available, being marketed as 'To Let'
Suitability:	The agent's 'To Let' board identifies a combined ground and first floor area of around 175 sq.m, as such the site is too small to accommodate the proposed development
Viability:	Unknown
Conclusion:	The site is too small to be suitable to accommodate the proposed retail store

Site 25: 4b Fernwood House, London Road, Cowplain (accessed via King's Road)

Type of site:	In centre (Cowplain District Centre)
Floorspace	c.538 sq.ft (c.50 sq.m)
Availability:	Currently a vacant retail unit, although there is no agent's board or identified web advertisement indicating availability at present
Suitability:	At around 50sq.m, this site is too small for the proposed use
Viability:	Unknown
Conclusion:	The site is too small to be suitable to accommodate the proposed retail store

- 5.2 The above analysis shows that of the available sites within the search area none of the alternatives were suitable for the proposed retail use. There are no other sites within the catchment area that are sequentially preferable.



6.0 Conclusions

- 6.1 A comprehensive sequential site search and assessment process has been completed within an area of search that includes the two closest defined centres to the site, to accord with the methodology set out in PPS4 and the aims of Policy CS4 of the Core Strategy.
- 6.2 The site assessment demonstrates that there are no suitable available sites situated within the defined town and district centres or in edge of centre locations within the area of search, and as such there are no sites in more sequentially preferable locations than the application site.
- 6.3 The application site is in a suitable location and is available for the proposed reuse. There is enough space for the building and its associated parking. The site is also in a sustainable and accessible location, situated within walking distance of a large resident population and is on a bus route with regular services.

179 London Road, Waterloooville
Sequential Assessment



Appendix 1

Site Location Plan



179 London Road, Waterlooville

LOCATION PLAN

DWG N^o: BC11006/X002

Drawn: LA
 Checked: RC
 Scale: 1:2500 @ A4
 Date: 26.07.2011

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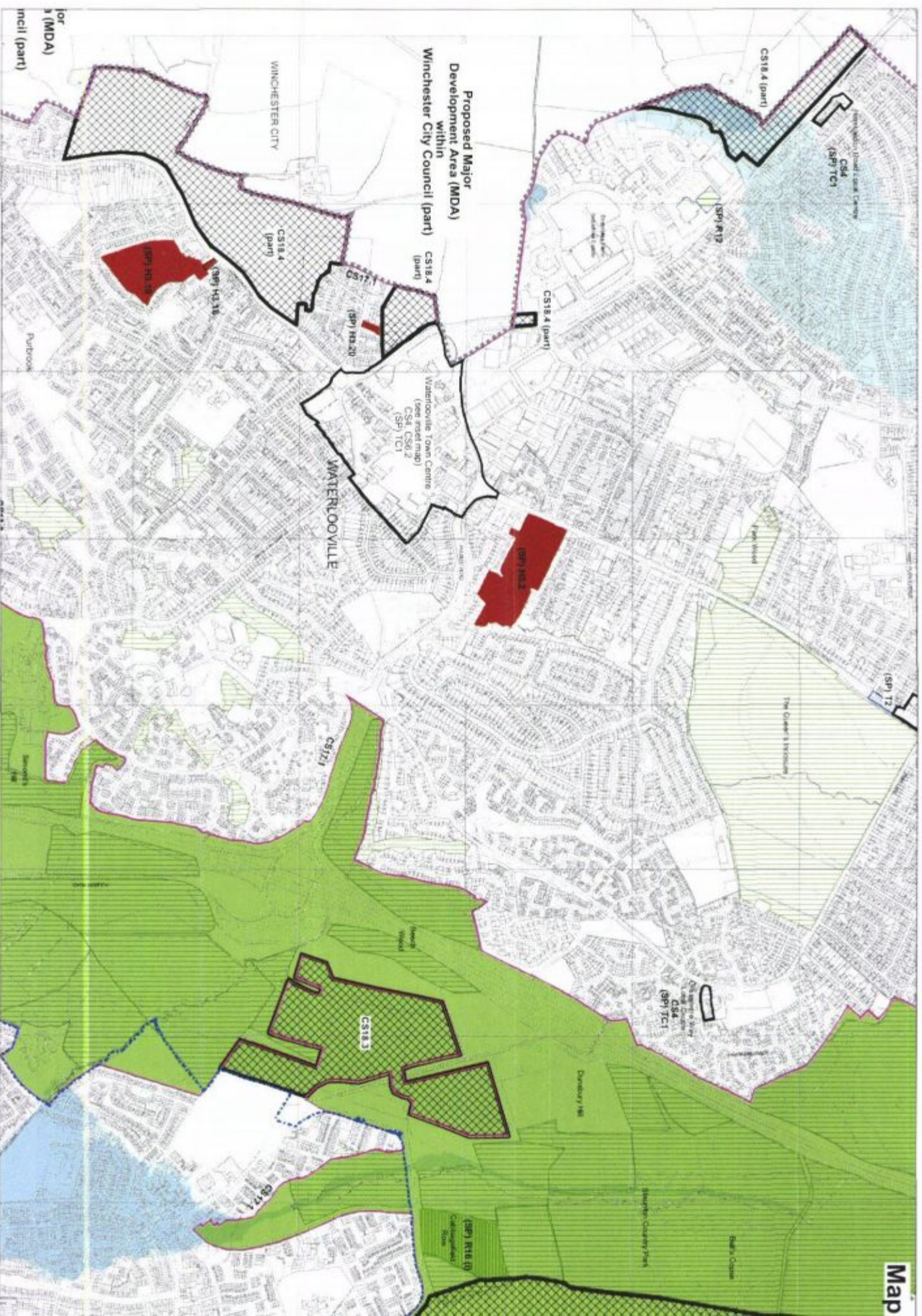


179 London Road, Waterloooville



Appendix 2

Core Strategy Proposals Map

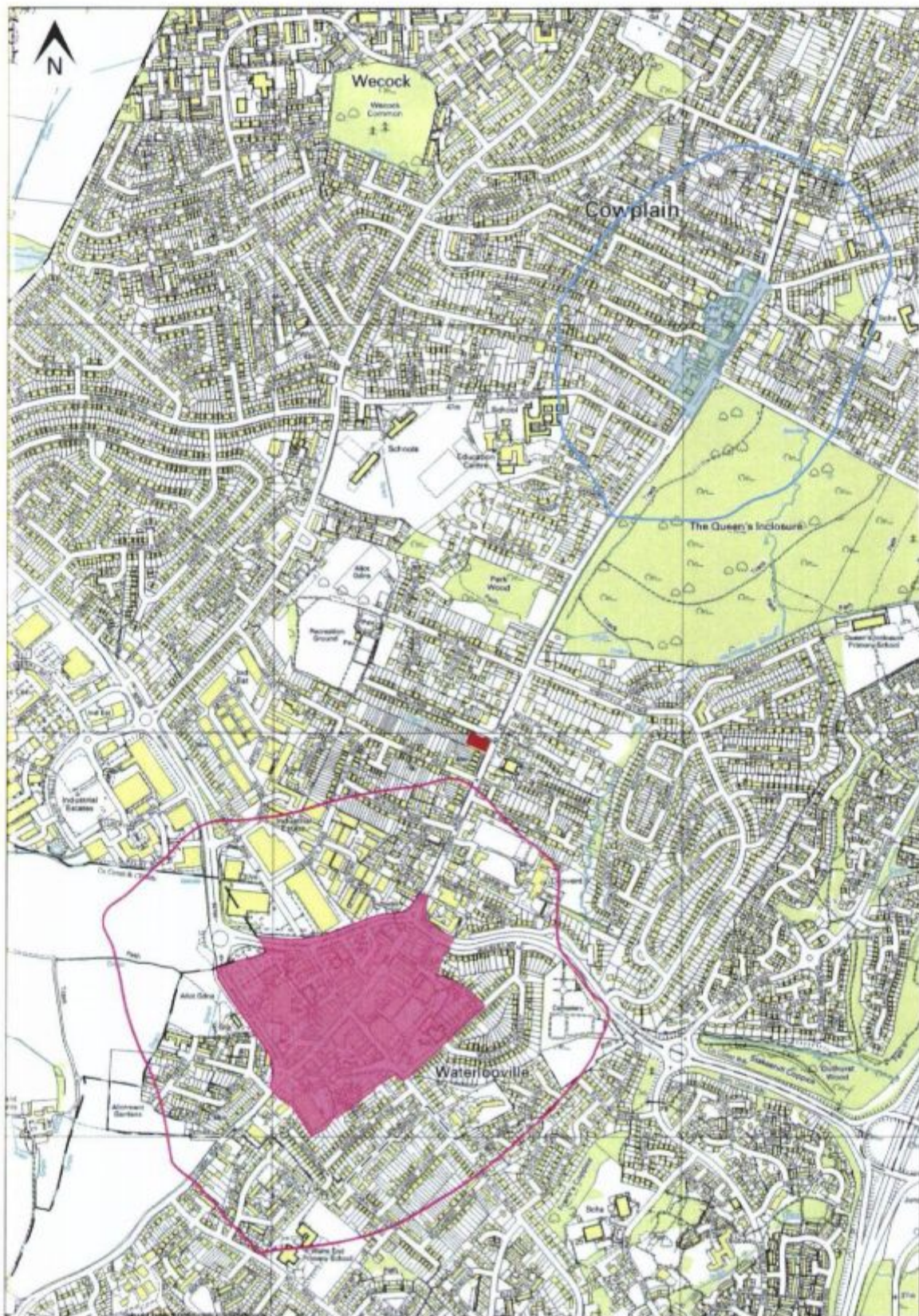


179 London Road, Waterloooville



Appendix 3

Area of Search



- The Site
 — Cowplain District Centre Boundary*
 — Waterloo Town Centre Boundary*
— Cowplain District Centre - Edge of Centre boundary
 — Waterloo Town Centre - Edge of Centre boundary

* Boundary taken from Havant Borough Council Local Development Framework Proposals Map Booklet March 2011

179 London Road, Waterloo

Drawn: LA

Notes:

Checked: RC

Scale: 1:10,000 @ A3

Date: 31.07.2011

AREAS OF SEARCH

DMG NR: RC11006/Y001

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179 London Road, Waterloooville



Appendix 4

Potential Alternative Sites

Site 1: Curzon Rooms, 310 London Road, Waterlooville



Site 2: Unit 1, The Boulevard, Waterlooville



Site 3: Unit 5, The Boulevard, Waterlooville





Site 4: Unit 17, The Boulevard, Waterloooville



Site 5: Unit 19, The Boulevard, Waterloooville



Site 6: Unit 21, The Boulevard, Waterloooville





Site 7: 308 London Road, Waterloooville



Site 8: 49 London Road, Waterloooville



Site 9: 75b London Road, Waterloooville



Site 10: 79 London Road, Waterlooville



Site 11: 1 & 2 Queens Parade, London Road, Waterlooville



Site 12: 7 Queens Parade, London Road, Waterlooville





Site 13: 8-9 Queens Parade, London Road, Waterloooville



**Site 14: former Corky's Coffee Lounge, Hambledon Road, Waterloooville
(corner of Swiss Road)**



Site 15: Hermitage House, Hambledon Road, Waterloooville





Site 16: 11 St Georges Walk, Hambledon Road, Waterloooville



Site 17: 13 St Georges Walk, Hambledon Road, Waterloooville



Site 18: 10 Wellington Way, Waterloooville





Site 19: 222A London Road, Waterloooville



Site 20: former Caetano building, corner of Hambledon Road/ Aston Road, Waterloooville



Site 21: Sprintprint, corner of Hambledon Road/ Aston Road, Waterloooville





Site 22: Industrial building, Aston Road, Waterloooville



Site 23: 1 Silverthorne Way, Waterloooville



Site 24: Former HSBC, 35 London Road, Cowplain



179 London Road, Waterloooville
Sequential Assessment



Site 25: 4b Fernwood House, London Road, Cowplain (accessed via King's Road)

