

Statement of Community Involvement



A summary of the community involvement programme for

Former St Michael's Convent site,
London Road, Waterloooville

Created for
Linden Homes Southern
June 2012

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1. Introduction

- 1.1 Linden Homes Southern (Linden Homes) has acquired an interest in the former St Michael's Convent site located on London Road, Waterloooville and is seeking to develop it with a high-quality residential scheme, including the retention of the Grade II listed Sacred Heart Church.
- 1.2 Linden Homes is committed to consulting local stakeholders and local communities with regard to its planning applications. As a result, Linden Homes has a strong track record of consulting and communicating with members of local communities, community groups, local councillors and other relevant stakeholders.
- 1.3 This document has been produced with the aim of clearly and concisely highlighting the community consultation undertaken by Linden Homes in respect of its proposals for the former St Michael's Convent site.
- 1.4 This document will provide a chronological account of the consultation activity that has been undertaken within the pre-application stages of the planning application and, the activity that Linden Homes proposes to undertake post-application.
- 1.5 In order to assist with its community consultation and communication activity, Linden Homes appointed Remarkable Engagement, a specialist communications consultancy, to form part of its project team.
- 1.6 All feedback received is accounted for and represented within this document.

2. Background

2.1 Proposal site

- 2.1.1 The site comprises the former St Michael's Convent site, including the existing and previously-extended convent building and the Grade II listed Sacred Heart Church, located off London Road, Waterlooville. Prior to it becoming surplus to requirements, the St Michael's Convent site was the home of the English Province of Our Lady of Charity.

Since becoming surplus to requirements, the site has been promoted through Havant Borough Council's (HBC's) forward planning process for residential use. As a result, the land has now been identified for housing by HBC under saved Policy H3.2 in the Havant Borough Wide District Local Plan 2005.

2.2 Proposal

- 2.2.1 Linden Homes is now seeking full planning permission for a scheme comprising:
- 65 newly-built open market and affordable home:
 - 7 x one bedroom apartments
 - 17 x two bedroom apartments
 - 24 x three bedroom houses
 - 17 x four bedroom houses
 - 17 apartments through the proposed conversion of the former convent building:
 - 12 x two bedroom apartments
 - 5 x three bedroom apartments
 - The retention of the Grade II listed Sacred Heart Church
 - Provision of public open space – to be located in front of the Sacred Heart Church
 - Access arrangements via London Road and Hulbert Road
 - Hulbert Road to function as a secondary access serving up to 16 of the proposed properties

2.3 Statement of Community Involvement (SCI) review

- 2.3.1 Havant Borough Council's SCI was formally adopted in October 2006 and sets out the Council's objectives with regard to community involvement. The SCI sets out the community involvement techniques which may be required for different types of applications at each stage of the process.

In the Pre-Application stage:

- Press release
- Leaflets
- Written consultation
- Exhibitions/displays
- Consultation with Community Boards and Residents' Associations
- Public meeting/presentations

During the Application:

- Press release
- Leaflets
- Written consultation
- Exhibitions/displays
- Public meeting/presentations

Applicants will be particularly encouraged to make use of Community Boards and Residents' Associations. Applicants for significant applications will be encouraged to present their ideas to the relevant Community Board and Residents' Association before finalising their proposals and submitting a planning application.

3. Pre-Application Consultation

- 3.1.1 Government guidance and Havant Borough Council's Statement of Community Involvement encourage pre-application discussions and community involvement from the outset.
- 3.1.2 Prior to submitting the formal planning application for the site, Linden Homes, in line with its commitment of engaging the local communities in which it is seeking to operate, undertook a programme of local consultation with neighbours, elected members and other representatives, commensurate with the SCI.

3.2 Contacting statutory bodies

- 3.2.1 As part of the pre-application process informal discussions and meetings including site meetings took place with HBC officers on 16 December, 21 January, 21 February, 9 March and 13 April. The issues discussed included the proposed works to the listed Convent and Church and their setting (internal and external works, demolition of failing extensions and landscaping); the layout of the new houses and the house designs; the layout of The Green and Hermitage Stream open space areas; the relationship with neighbouring existing properties; tree retention and removal, and the safeguarding of the site boundary screening; the drainage strategy; measures to safeguard ecological habitats and the community engagement strategy.

3.3 Initial key stakeholder engagement

- 3.3.1 At the outset of the project, Linden Homes informed ward members and relevant HBC Cabinet members of its intentions with regards to the site. Furthermore, the Member of Parliament, the Waterloo & District Residents' Association and the Hampshire Gardens Trust were also engaged at this point. Initial correspondence was issued to the aforementioned stakeholders setting out Linden Homes' plans for the site together with the offer of an individual one-to-one meeting to discuss the proposals.
- 3.3.2 Follow up calls were placed, with particular attention on the local ward members for Waterloo and the two key representative groups. Owing to various constraints,

including availability, it was not possible to arrange meetings with the Waterloo ward members ahead of the wider consultation.

3.4 Engagement with the Hampshire Gardens Trust

- 3.4.1 Following the issuing of initial correspondence to the Hampshire Gardens Trust, various attempts (via telephone and further correspondence) were made to secure an opportunity for discussions to take place. At the time of the completion of this report, no meeting has yet been arranged but Linden Homes' offer remains in place, should representatives wish to discuss the scheme.

3.5 Engagement with the Waterlooville & District Residents' Association (WDRA)

- 3.5.1 Following the initial correspondence, contact was made with the Chairman of the WDRA to ascertain its interest in holding an informal meeting with members of Linden Homes' project team. Whilst the offer of a meeting was appreciated, it was agreed that representatives of the association would attend the wider public consultation event.
- 3.5.2 Further contact was held with the Chairman of WDRA following the attendance of association representatives at the public exhibition in an effort to ascertain any additional feedback.

3.6 Public exhibition

- 3.6.1 To ensure that neighbours in the vicinity of the site were provided with an opportunity to both understand the proposals and to provide feedback, a public exhibition was held on Monday 19 March 2012 in the Parish Centre of the Church of the Sacred Heart of Jesus and St Peter the Apostle. The exhibition was held from 3.00pm until 8.00pm with the first hour functioning as a dedicated preview session for stakeholders.
- 3.6.2 To publicise the event, an invitation newsletter was produced which detailed both the proposals and the public exhibition. To help encourage initial feedback on the proposals, a pre-paid response card was issued alongside the newsletter as part of the mailing. In an attempt to ensure that recipients of the newsletter did not overlook the invite amongst their post, all envelopes were printed and issued with the following

tailored strapline – *“Important information regarding proposals for the St Michael’s Convent site, London Road, Waterlooville.”*

3.6.3 The invitation newsletter was issued to neighbours on Monday 12 March 2012. A copy of the newsletter, together with the area of notification, can be found in the Appendix.

3.6.4 A copy of the invitation newsletter was issued to the following key stakeholders, together with covering correspondence inviting them to attend the dedicated preview session, at the same time as the mailing to neighbours:

- HBC ward members for Waterloo
- HBC Cabinet members for:
 - Planning and Built Environment
 - Economy and Communities
- HBC Development Management Committee members
- Waterlooville & District Residents’ Association
- Hampshire Gardens Trust
- Member of Parliament for Meon Valley
- The News (local journalist for Waterlooville)

3.6.5 As well as the newsletters being issued, a dedicated news release and paid-for press advertisement were issued to The News detailing the public exhibition. A copy of the news release and press advertisement can be found in the Appendix.

3.6.6 At the public exhibition, two sets of eight A1 exhibition panels were placed on display. The material on display covered the following topics:

- About Linden Homes
- Site background
- The proposals
- Design and appearance
- Landscaping, open space, ecology and drainage
- Highways, access and parking
- Community benefits

- Next steps and timescales

- 3.6.7 Reduced size copies of the display material were made available to attendees and all those visiting the event were provided with a feedback form through which to provide their comments. The feedback forms could either be completed at the venue or returned after later reflection by using the supplied postage-paid envelopes. These were then collated and the feedback analysed. A copy of the feedback form is included within the Appendix.
- 3.6.8 A range of project team members staffed the event including Linden Homes' Director of Planning & Design and its Planning Manager alongside representatives of Turley Associates (town planning advisers), Pope Priestley Architects (scheme architects), Bellamy Roberts (consulting highway engineers) and Remarkable Engagement.
- 3.6.9 A total of 108 individuals attended the public exhibition including two out of the three HBC ward members for Waterloo and several representatives of the Waterloo & District Residents' Association, including its Chairman. A number of representatives of the Church of the Sacred Heart of Jesus and St Peter the Apostle were also amongst those who attended the public exhibition.
- 3.6.10 A total of 27 completed feedback forms were returned following the public exhibition.

3.7 HBC Development Consultation Forum

- 3.7.1 As part of the supporting consultation activities in connection with the proposals, Linden Homes attended a dedicated Development Consultation Forum (DCF) on Thursday 26 April 2012. Linden Homes has successfully attended such meetings in the past when operating within the borough.
- 3.7.2 Team members were in attendance at the forum meeting including Linden Homes' Director of Planning & Design together with representatives of Turley Associates, Pope Preistley Architects and Bellamy Roberts.
- 3.7.3 A number of local representatives from the community were in attendance including a representative of the Waterloo Community Forum Steering Group.

3.7.4 Following a presentation of the proposals via PowerPoint by HBC officers a subsequent presentation was undertaken by members of Linden Homes' project team, led by Turley Associates.

3.7.5 A range of topics were covered during the forum, including the following:

- Density of the development
- Relationships with neighbouring properties
- 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
- Location of affordable housing within the scheme
- Management of affordable housing
- Parking provision – especially in light of increased attendance at recent church services
- Landscaping
- Security for neighbours

3.8 Supporting project website

3.8.1 As part of the supporting consultation mechanism, a dedicated project website was established at www.lindenhomes-consultation.co.uk/waterlooville.

3.8.2 Details of the project website were included on the invitation newsletter, news release and the press advertisement.

3.8.3 The website includes information on:

- The site
- The draft proposals
- Site / scheme progress

3.8.4 The site, which features information and updates in relation to the project has been visited 147 times since its launch on Monday 19 March 2012.

3.8.5 Following the submission of the formal planning application for the former St Michael's Convent site, key information about the application will be posted online.

3.9. Freephone information line

3.9.1 During the consultation, access to a telephone enquiry line was offered to those who wished to find out more about the proposals, or register their comments. Details of the information line number was publicised on the invitation newsletter, press advertisement and news release.

3.9.2 This telephone enquiry line was staffed between the hours of 8.30am to 5.30pm, with a message facility for out of hours:

3.9.3 The telephone number was 0800 298 7040.

3.9.4 Information was given to callers where possible, and if questions were of a technical nature, they were passed to relevant people within the team for comment.

3.10 Review of consultation feedback

3.10.1 The following comments have been received to date in connection with the proposals.

Overall results received

Total no. of responses	Supporters with comments	Non committal	Objectors
27	7(26%)	7(26%)	13(48%)

Positive comments received

Below is a breakdown of the positive comments received from respondents as a result of viewing the draft plans.

Issue	Number
Well balanced mix of houses	6
Very pleasing	4
Appropriate	3
Well researched	2
Not too cramped	1
Good open space	1

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 & 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

Comments and reservations

Below is a breakdown of the comments and reservations / concerns that respondents raised as a result of viewing the draft proposals:

Issue	Number
Highways, access, and traffic	11
Density	5
Overlooking/blocking light	4
Secure boundary fencing	3
Concern for elderly residents and noise	2
Concern over the future of the oak trees	2
Concern over houses built below the sewer line	2
Social housing and perceived issues	2
Insufficient open/green space	1
Perceived anti-social behaviour	1
Rat problems	1

Suggestions and Questions

Below is a breakdown of the suggestions and questions that respondents have raised as a result of viewing the plans.

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>"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>"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 stream could occur with this development."</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 the 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>

3.11 Response to comments received

3.11.1 The feedback received during the consultation period has been reviewed and considered by Linden Homes' project team as it has sought to finalise the scheme for submission. While positive comments should be noted, Linden Homes' response to the key concerns raised through the pre-application consultation period is detailed below.

- *Design and layout*

To address concerns raised by immediate neighbours, the planned properties previously identified as plots 36 and 37 which were located on the eastern side of the site adjacent to the Hermitage Stream have been removed from the scheme. Linden Homes considers that the removal of these plots provides an enhanced relationship between the scheme and immediate properties while assisting in the creation of a more spacious layout in this part of the site.

- *Highways, access and traffic*

Linden Homes recognises concerns raised over highway matters relating to the proposals.

With regards to comments raised at the DCF meeting, responses were provided during and following the discussions. With regards to concerns over access roads and their suitability for emergency vehicles, it was confirmed that all roads would be of suitable width to meet the relevant requirements.

Addressing concerns expressed over whether the traffic impact of the proposals had been considered, Linden Homes confirmed that car ownership had been reviewed as part of its body of work to date. Furthermore, Linden Homes affirmed that concerns expressed over traffic from residents, especially all day parking in Hulbert Road, would also be considered.

Linden Homes is keen to stress that as part of its overall consideration of highways matters relating to the proposals, traffic surveys have been undertaken during the week and on a Sunday to establish existing traffic flows at the two key access points. In response to requests received from HBC members, a further review of key junctions in the surrounding area has also been completed, notably those at Hulbert Road and London Road, Hulbert Road and Tempest Avenue, and the corridor to the A3(M). The detailed results of this work can be found within the highways statement that forms part of the application. One key point to highlight is, as the highways statement says, “the proposal would clearly have no material impact on the current situation.”

- *Density*

Concerns have been expressed over whether the number of the homes proposed is appropriate for the site in light of its earlier allocation within the Local Plan. While Linden Homes acknowledges such comments, it should be highlighted that the Council’s own advice in the Development Principle Document (DPD) produced in respect of the site has been followed in the preparation of the scheme. The DPD acknowledges support for a gradation of densities and that the site has the ability to accommodate more than 70 dwellings.

- *Overlooking*

The comments that have been raised in relation to the potential impact of the scheme on the privacy and amenity of neighbours have been noted by Linden Homes. Following the DCF and a review of the scheme, previously proposed plots 36 and 37 have been removed to improve the layout of the scheme in this particular part of the site as well as enhancing the development's relationship with neighbouring properties.

- *Boundary measures*

Linden Homes recognises the importance of security and appropriate boundary measures in the creation of its developments both for future occupiers and immediate neighbours. At the DCF meeting, Linden Homes confirmed that discussions would be held with relevant neighbours on an individual basis to discuss how the boundary would be demarcated.

- *Concerns over the impact of the use of open space (amenity of neighbours, especially the elderly)*

While Linden Homes is committed to developing schemes which, as much as possible, ensure the future retention of existing levels of amenity, it should be noted that there are planning requirements to include appropriate areas of public open space for use by future occupiers. In this instance, it is considered that the planned open space area would prove to be attractive not only to scheme occupiers but also to neighbours in the immediate area.

4. Post-Application Consultation

4.1 Ongoing communication

4.4.1 As part of Linden Homes' commitment to engagement, ongoing communication will be maintained with the community and key stakeholders following the submission of the final planning application.

4.4.2 To this end, an update newsletter will be issued to the following recipients:

- Immediate neighbours
- HBC ward members for Waterloo
- HBC Cabinet members for:
 - Planning and Built Environment
 - Economy and Communities
- HBC Development Management Committee Members
- Waterloo & District Residents' Association
- Hampshire Gardens Trust
- Member of Parliament for Meon Valley
- Those who request further information

4.4.3 Those who requested further information by telephone, letter or email will be responded to in the most appropriate manner.

5. Appendix

- Copy of initial stakeholder correspondence
- Copy of exhibition invite newsletter
- Copy of notification area
- Copy of stakeholder preview invite correspondence
- Copy of exhibition press advert
- Copy of exhibition news release
- Copy of exhibition display material
- Copy of exhibition feedback form

1 March 2012

Information line: 0800 298 7040

Dear Councillor

Proposals for the former St Michael's Convent, London Road, Waterlooville

I am writing to you in connection with the above site in which Linden Homes has now acquired an interest.

At the present time, Linden Homes is in the process of drawing up proposals that would see the site, identified for residential development by Havant Borough Council (HBC), developed with approximately 84 open market and affordable homes together with the provision of public open space. As part of the scheme, Linden Homes is planning to retain and convert the oldest element of the former convent building into 17 apartments, with the Grade II Listed Sacred Heart Church also retained. Potential future uses for this space are presently being explored.

As part of its commitment to consultation in support of the development of its proposals, Linden Homes is now seeking to engage the local community. Prior to undertaking any wider consultation activity with neighbours and in light of your position, Linden Homes wishes to extend to you the offer of an informal briefing. It is considered that such a meeting would allow the current proposals to be outlined while providing a valuable opportunity for you to provide the team with your own feedback. Members of the team would be happy to meet at a time and venue convenient to you.

For your information, it is Linden Homes' intention to hold a public exhibition of its proposals on 19 March while also attending an HBC Developer's Consultation Forum in April. You will, of course, be provided with further details of the public exhibition in due course.

In the meantime, should you be interested in arranging an informal briefing, I would be grateful if you could kindly contact Stephen Jolly or myself on the project's freephone information line – **0800 298 7040**.

I will, however, look to call you in the coming days to introduce myself personally and to further discuss the prospect of a meeting.

Yours sincerely,

Matthew Turpin
For and on behalf of Linden Homes Southern

Proposals for the former St Michael's Convent site, London Road WATERLOOVILLE

Forthcoming public consultation

Linden Homes has secured an interest in the former St Michael's Convent site and is presently developing proposals to bring it back into use with new homes and public open space.

Following the site becoming surplus to the requirements of the English Province of Our Lady of Charity, it was identified for future residential development by Havant Borough Council to help meet future housing needs in the area.

Prior to undertaking any further work on the proposals for this site, Linden Homes wishes to consult the local community. As a result, a public exhibition has been arranged, which will provide you with an opportunity to review and provide feedback on the draft proposals developed to date.

Linden Homes looks forward to discussing these proposals with you and to receiving your thoughts. In the meantime, if you have any initial questions or comments that you would like to pass back to the team, you are welcome to complete the enclosed pre-paid response card.

Linden Homes hopes that you will be able to attend its exhibition but should you have any questions, please call freephone 0800 298 7040.

A project website will shortly be launched available via www.lindenhomes-consultation.co.uk/waterlooville



View of existing Convent

WHAT'S PLANNED FOR THE SITE?

Linden Homes is currently proposing to develop a scheme of approximately 84 new open market and affordable homes to help address current housing needs but in a manner which is sensitive to the site's character and heritage.

While 67 new houses are proposed, Linden Homes is planning on retaining the oldest and most worthy element of the former convent building converting this into 17 high quality apartments. The scheme would also see the former Sacred Heart Church retained as part of the proposals and future uses for this space are presently being explored.

The scheme layout sees the creation of an area of public open space adjacent to the main access road and in front of the former Sacred Heart Church ensuring views of this building are retained. Dedicated play space is also proposed to be introduced in this area for use by both existing and future residents.

As a further part of the proposals, Linden Homes would be making financial contributions towards a range of items from local highways through to education and recreation. The level of these contributions will be the subject of future discussions with officers.

INTERESTED IN FINDING OUT MORE?

If you would like to find out more about what's proposed for the former St Michael's Convent site and would like to have your own say on the proposals, please do take the time to attend our forthcoming public exhibition on Monday 19 March.

More details can be found on the reverse.



Scheme layout

HAVE YOUR SAY ON THE PLANS FOR THE FORMER ST MICHAEL'S CONVENT SITE

As part of Linden Homes' public consultation in support of the development of the plans for this site, an informal public exhibition has been arranged at which current proposals will on display for your review and discussion. The public exhibition has been arranged on:

Monday 19 March 2012

Between 4.00pm – 8.00pm

The Parish Centre of the Sacred Heart of Jesus and St Peter the Apostle, 356 London Road, WaterlooVille, PO7 7SR

Members of Linden Homes' project team, including its town planning advisors and project architects, will be on hand for duration of the event to discuss the draft proposals with you and to hear your views.

The Linden Homes team looks forward to seeing you on Monday 19 March.

MORE INFORMATION

Should you have any questions about the proposals or if you require any further information, please do not hesitate to call Matthew Turpin or Stephen Jolly on the project's freephone information line **0800 298 7040** or; in due course, please visit **www.lindenhomes-consultation.co.uk/waterlooville**



«Title»
«Address_1»
«Address_2»
«Address_3»
«Postcode»

9 March 2012

Information line: 0800 298 7040

Dear «Salutation»,

Proposals for the former St Michael's Convent, London Road, Waterloooville

I am writing in connection with the above site, in which Linden Homes has secured an interest.

With this site having been identified for residential development by Havant Borough Council following it becoming surplus to the requirements of its owners, Linden Homes is now in the process of developing a sensitive set of proposals for a scheme of approximately 84 open market and affordable homes. The current proposals see the existing and Grade II Listed former Sacred Heart Church retained while the oldest element of the former convent building would be carefully converted into 17 high quality apartments.

Ahead of these plans being finalised and as part of its supporting work in the development of these proposals, Linden Homes wishes to consult the local community providing opportunities for discussion to be held and feedback obtained. As a result, Linden Homes has arranged for a public exhibition to be held on:

Monday 19 March 2012

At

**The Parish Centre of the Sacred Heart of Jesus and St Peter the Apostle, 356 London Road,
Waterlooville, PO7 7SR**

Between 4.00pm and 8.00pm

Ahead of the public exhibition opening to the wider community, Linden Homes will be holding a **dedicated preview session between 3.00pm and 4.00pm**. In light of your position, we would like to invite you to attend this session but should you be unable to attend at this time, you are welcome to attend at any other point. For your information, please find enclosed a copy of an invite newsletter which has been issued to neighbours in the vicinity of the site. Furthermore, a website will also be launched shortly to coincide with the public exhibition, which can be viewed by visiting www.lindenhomes-consultation.co.uk/waterlooville.

I do hope that you will be able to attend the forthcoming public exhibition and the team looks forward to discussing these proposals with you. In the meantime, should you have any questions or would like any further information, please do not hesitate to contact Stephen Jolly or myself on the project's freephone information line – **0800 298 7040**.

Yours sincerely

Matthew Turpin
For and on behalf of Linden Homes Southern
Enc.

Proposals for
the former
St Michael's Convent,
London Road

WATERLOOVILLE

PUBLIC EXHIBITION

Linden Homes is preparing proposals for the development of the former St Michael's Convent site with new homes, open space and the retention of the former Sacred Heart Church.

As part of its community consultation and to provide the local community with an opportunity to view and discuss its proposals, Linden Homes has arranged a public exhibition which will be held on:

Monday 19 March 2012

**at The Parish Centre of the Sacred Heart of
Jesus and St Peter the Apostle, 356 London
Road, Waterloo, PO7 7SR
between 4.00pm and 8.00pm**

Members of the project team will be on hand to answer any questions you might have and to receive your feedback, which will be considered prior to the plans being finalised.

We hope that you will be able to attend on Monday 19 March.

If you have any questions, please
contact Stephen Jolly or Matthew Turpin
on **0800 298 7040**.


Linden
HOMES



Press Release

15 March 2012

Embargo: Immediate

Future look for former convent to be unveiled

Local residents will be provided with an opportunity to view plans for the future of the former St Michael's Convent next week as proposals for the site are to be unveiled at a public exhibition to be held on Monday 19 March at the adjacent Parish Centre of the Sacred Heart of Jesus and St Peter the Apostle.

Hampshire based Linden Homes, which is drawing up the proposals, is developing a scheme of around 84 open market and affordable homes for the vacant site, which after becoming surplus to requirements, has been identified by Havant Borough Council for residential development. As part of its plans, the former Sacred Heart Church would be retained while part of the remaining convent has been proposed for sensitive conversion into apartments. Future uses for the Church are presently being explored by Linden Homes as part its work in connection with the proposals. The plans for the site will go on show to the public between 4.00pm and 8.00pm on the 19 March.

Michael O'Brien, Linden Homes' planning and design director said:

"We recognise the sensitivities surrounding the development of this site and have worked hard to reach this stage of the project. We consider that our proposals present an excellent opportunity to secure the future of this site bringing it back into positive use to help address local housing needs. The plans we are developing would also safeguard the former Sacred Heart Church and we are presently exploring potential future uses for this building."

Michael added:

"We value feedback in the development of all our proposals and hope that neighbours will take the time to attend our exhibition on Monday. We look forward to discussing our plans for this site and to hearing local views."

Following the public exhibition, Linden Homes will be attending one of the Council's Developer's Consultation Forums as a further part of its local consultation activities ahead of any formal submission. It is expected that a planning application will be lodged with the Council during May.

For those unable to attend next Monday's event, information can be obtained by calling Linden Homes' dedicated freephone line - 0800 298 7040. A website will be launched shortly, which can be viewed at www.lindenhomes-consultation.co.uk/waterlooville.

ENDS

For further information, please contact:

Matthew Turpin – 01962 893 868 / 07887 846 99 / matthew.turpin@remarkablegroup.co.uk

Stephen Jolly – 01962 893 880 / stephen.jolly@remarkablegroup.co.uk

Notes to Editors

- The site was formerly used by the English Province of Our Lady Charity prior to becoming surplus to requirements.
- The site has been identified within Havant Borough Council 's Local Plan for residential development.
- Linden Homes' proposals would see the former Sacred Heart Church retained alongside the most worthy element of the existing Convent building.
- A total of 67 new homes are proposed together with 17 apartments in the part of the convent due for retention.
- The scheme proposed features public open space both in front of the former Sacred Heart Church and in the area surrounding the Hermitage Stream valley.

About Linden Homes, Galliford Try's Housebuilding Division

Linden Homes is Galliford Try's award-winning housebuilding division and is the sixth largest residential developer in the UK, specialising in high-quality, individually designed schemes across the country.

Currently developing around 2,200 homes annually, Linden Homes holds a landbank of 10,000 plots, 80% of which are on brownfield sites. The company is also leading the way in sustainable construction with its flagship development, Graylingwell in Chichester, the UK's largest zero carbon scheme.

Linden Homes builds homes from Cornwall to Lincolnshire and from West Sussex to North Yorkshire. www.lindenhomes.co.uk

LINDEN HOMES

Proposals for the former St Michael's Convent site, London Road

Welcome

Welcome to Linden Homes' public exhibition in connection with its proposals for a range of high quality new open market and affordable homes together with the sensitive conversion of the former Convent.

Today's public exhibition has been arranged to provide you with an opportunity to review, discuss and also provide feedback on the draft proposals for this site ahead of the preparation and submission of a formal planning application.

We do hope that you find this event helpful and please do take the time to complete one of the comment forms available as we value local feedback.

Thank you for your interest and for taking the time to attend today's event. We look forward to receiving your comments on the proposals for the former St Michael's Convent site.



POPE PRIESTLEY ARCHITECTS

remarkable[△]

TURLEYASSOCIATES

AMA
Andrew Malcolm Associates Ltd

br
bellamy
roberts

barrell
TREE CONSULTANCY



AT THE EXHIBITION TODAY:

SITE BACKGROUND

SCHEME PROPOSALS

DESIGN AND APPEARANCE

LANDSCAPING AND OPEN
SPACE, ECOLOGY & DRAINAGE

HIGHWAYS, ACCESS
AND PARKING

COMMUNITY BENEFITS

NEXT STEPS AND TIMESCALES

Existing Linden Homes developments

LINDEN HOMES

Proposals for the former St Michael's Convent site, London Road

Site background

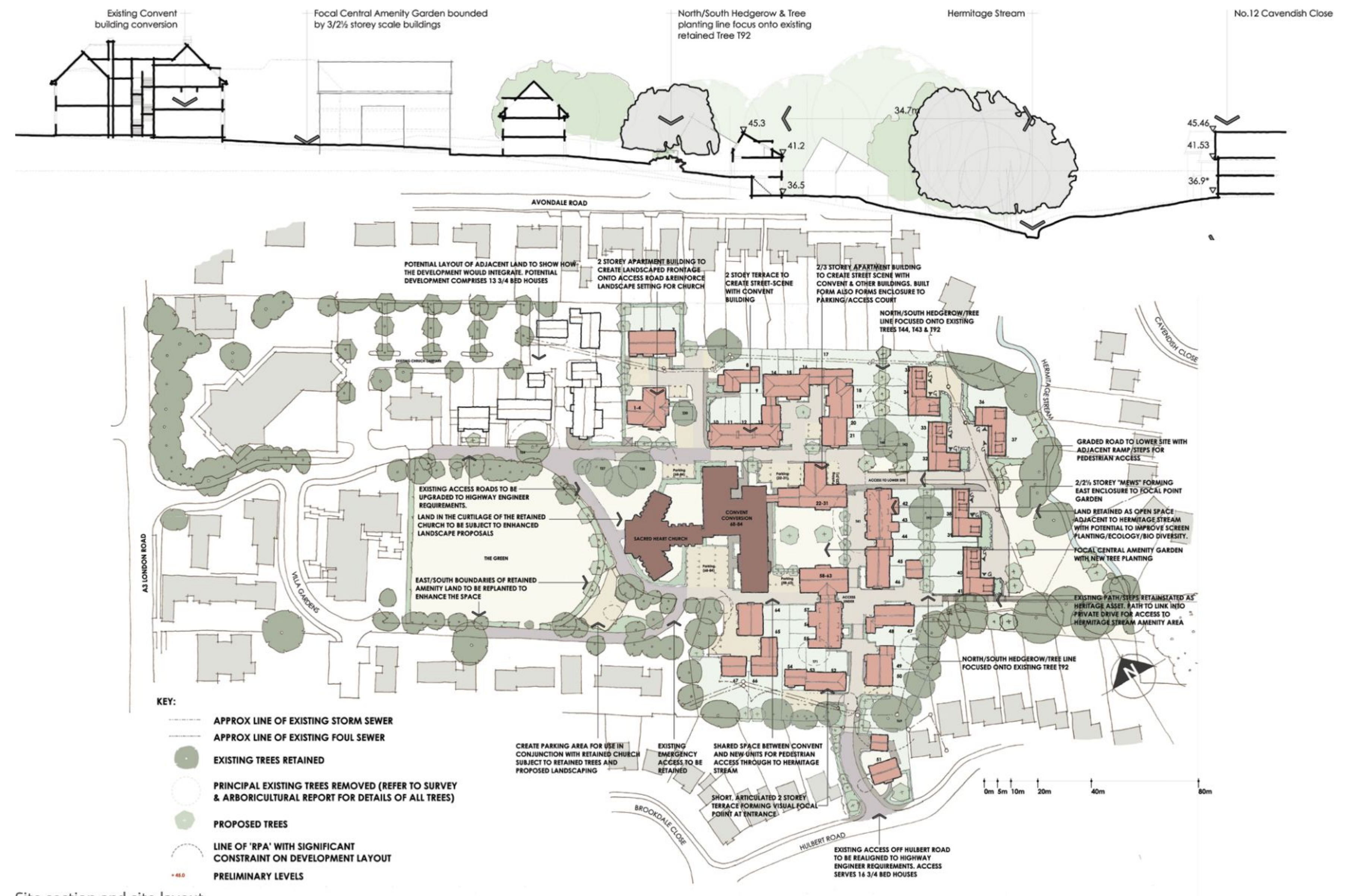
The existing site is located to the east of London Road. It is entirely enclosed by existing development with access from London Road and Hulbert Road. The majority of the site is relatively level until the approach to Hermitage Stream on the east boundary where the land falls towards the watercourse.

The site is 2.83 hectares in size and is adjacent to The Church of the Sacred Heart and St Peter the Apostle. The site was allocated for housing development in the Havant Borough District Wide Local Plan 2005 and is accessible to Waterlooville Town Centre, employment areas, schools and community facilities and bus services

The St Michael's Convent and the former Sacred Heart Church are both Grade II Listed Buildings and some of the factors of the site that have been considered while drawing up these proposals include:

- The protection and enhancement of heritage assets
- Tree Preservation Order Trees
- Neighbouring properties
- The Hermitage Stream Valley
- Housing mix and density to reflect the site's sustainable location and to respect existing adjacent housing
- "The Green" open space to be retained
- Public sewers
- Hampshire Garden Trust Historic Park and Garden

The Development Principles Guidance produced by Havant Borough Council May 2011 has influenced the development of the proposals to date.



Site section and site layout

LINDEN HOMES

Proposals for the former St Michael's Convent site, London Road

Scheme proposals

The current proposals for the site include a mix of 84 open market and affordable homes including the retention and sensitive conversion of the listed former Convent to 17 one and two bedroom apartments.

The proposals also include the demolition of the laundry and later additions to the Convent which currently detract from the special interest of the site. The former and deconsecrated Sacred Heart Church would be retained.

Currently, the scheme proposes:

- 5 x 1 bedroom homes
- 33 x 2 bedroom homes
- 29 x 3 bedroom homes
- 17 x 4 bedroom homes

The change in density across the proposed development reflects the constraints and opportunities of the site and of adjacent housing areas.

The development would include strategically located open spaces at "The Green", Hermitage Stream and to the rear of the converted Convent Building

The principle access for 68 of the homes would be off London Road; while a further 16 homes have been proposed to be accessed from Hulbert Road.

The proposals have been carefully designed to respect the privacy of local residents and to reduce the impact on neighbouring properties and their infrastructure.



Existing Linden Homes development

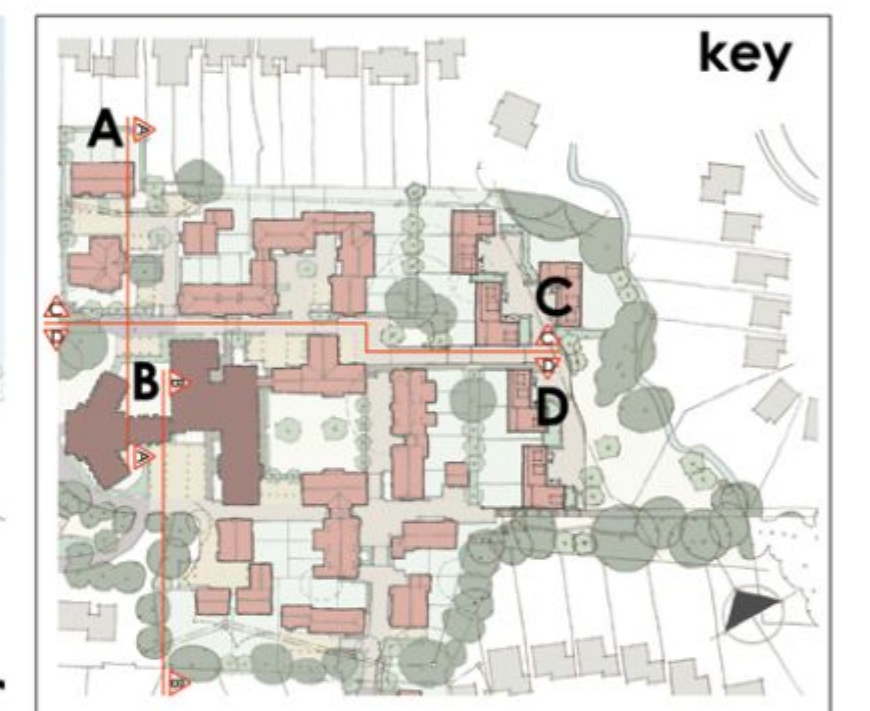
NORTH WEST STREET ELEVATION A-A



NORTH WEST STREET ELEVATION B-B



SOUTH WEST STREET ELEVATION C-C



NORTH EAST STREET ELEVATION D-D

MATERIAL SCHEDULE

1. RED FACE BRICK
2. BROWN/RED MULTI FACE BRICK
3. GREY SLATE ROOF TILE
4. PLAIN CLAY TILE
5. PAINTED BRICK WORK
6. COLOURED CLADDING BOARD
7. LIGHT GREY WEATHERBOARD

LINDEN HOMES

Proposals for the former St Michael's Convent site, London Road

Design and appearance

Creating a sense of place and identity

The design approach to the development is a direct response to the master plan and site strategy, and takes into consideration historical precedents from the context of the surrounding area and existing buildings on the site.

The key areas of the site including the village green, courtyards, and junctions of shared surfaces would be enclosed by key buildings and individual feature gables to create an identity to the development. These areas would benefit from improved overlooking to encourage surveillance, creating a safe and secure neighbourhood.

The principle design features found on the existing buildings have been used to create an architectural vocabulary for the new development. These include: a number of gable types: coloured gables,

hip and full gables and solid brick feature gables on the existing church, buttress detailing, chimneys, large and small window fenestration, flat porches and lead type dormers. These key details complement the existing buildings but are used to create one individual identity for the new buildings and not compete with or detract from the Listed Buildings.

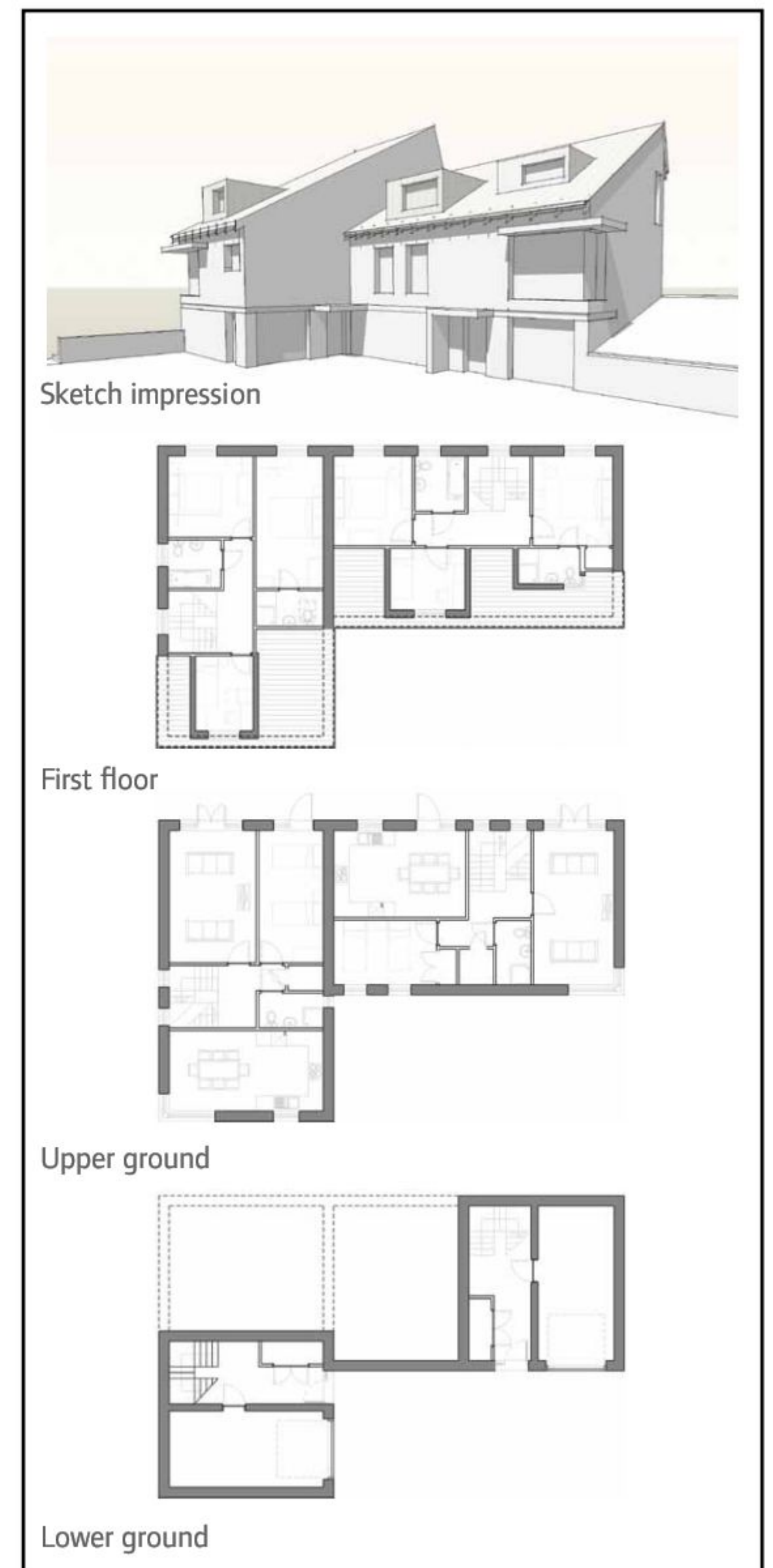
A careful considered approach to materials, colour and textures creates a sense of harmony and identity to the development. The use of existing traditional materials identified on site has been retained; these include two types of brickwork and roof finishes, small areas of render/painted brickwork and lead work. These traditional materials have been offset with the introduction of some new materials, including coloured feature cladding, front doors and garage doors, assembled in a contemporary way which reinforces regional identity and areas of craftsmanship found on the Listed building.



Existing site images



Artist impression



LINDEN HOMES

Proposals for the former St Michael's Convent site, London Road

Landscaping and open space, ecology & drainage

Drainage

With regards to drainage, Linden Homes has reviewed matters and a strategy has been proposed to deal with both foul and surface water. While all existing sewers and easements would be protected as part of the overall proposals, Linden Homes is proposing to install new sewers within the site to manage future foul water drainage which are proposed for connection to the existing Southern Water sewer positioned alongside the Hermitage Stream. Southern Water has confirmed that the existing sewer has sufficient capacity to serve the proposed development.

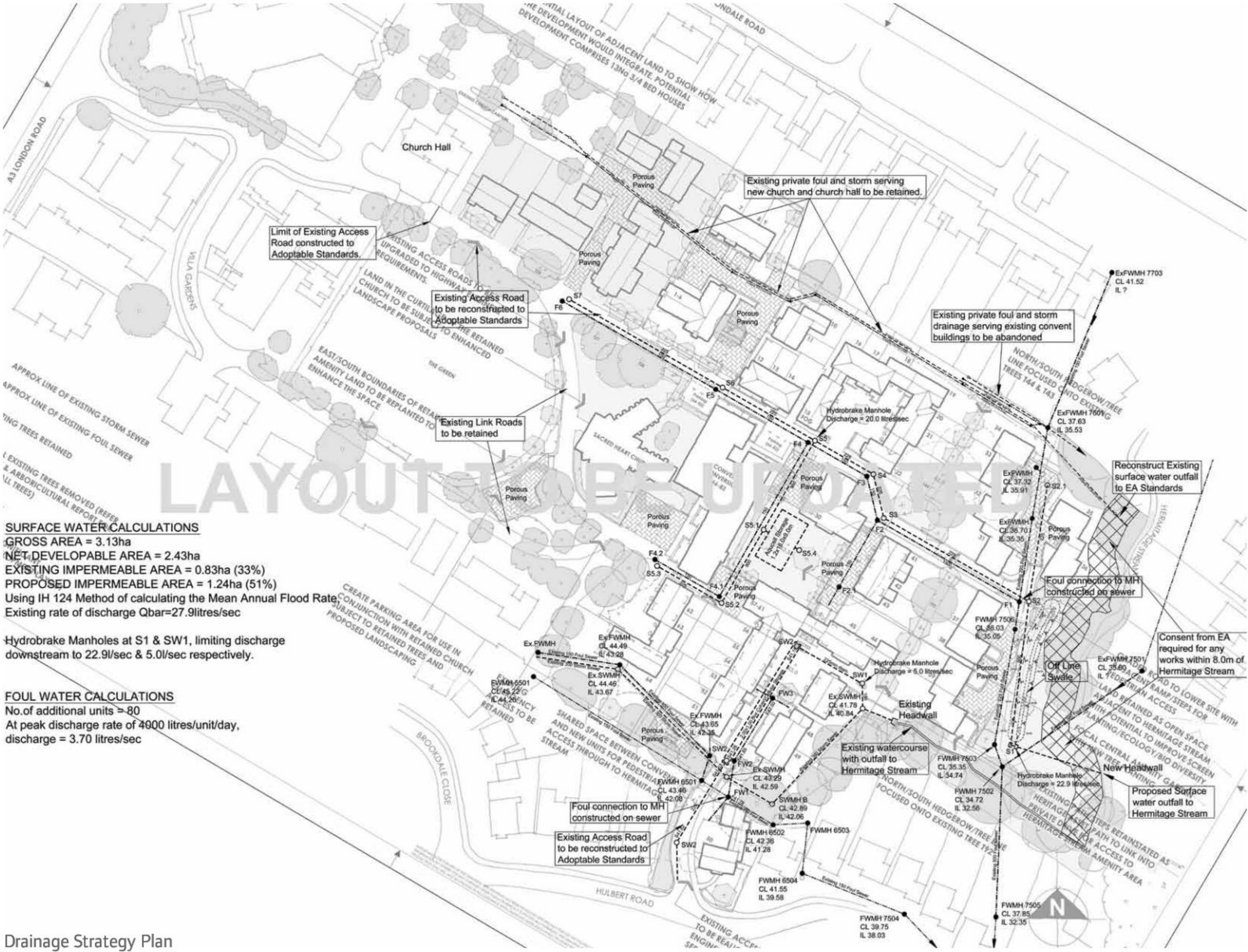
In terms of surface water drainage, a new connection would be made to the 'Hermitage Stream while a combination of over sized pipes, a swale and porous paving are proposed on site for the storage and disposal of storm water, ensuring that flows can be attenuated and limited to the existing discharge rate. The Environment Agency has considered this strategy and confirmed that these proposals are acceptable.

Landscaping and open space

Linden Homes' proposals include separate landscaping plans, which importantly would see the retention of the site's existing trees of value on the boundaries with neighbouring properties. Furthermore, additional tree and shrub planting is proposed, which would help to enhance the site's boundaries while improving the setting of the listed buildings. The tree lined 'green' would be retained for future use as informal playing space while the Hermitage Stream valley would be kept as a public open space area. In the vicinity of the stream, further trees and shrubs would be planted to help with biodiversity.

Ecology

Linden Homes recognises the importance of ecology and while none of the habitats associated with the site are protected, ecological surveys will be undertaken as the proposals progress. The scope of this work would include a bat survey. Following the completion of this activity, an ecological enhancement strategy, including any necessary mitigation measures, will be produced and submitted as part of the intended planning application.



LINDEN HOMES

Proposals for the former St Michael's Convent site, London Road

Highways, access and parking

While 68 of the proposed 84 homes would be served off the existing access road onto London Road, 16 units are to be accessed off Hulbert Road in the vicinity of the gated access. The layout scheme has been designed in accordance with the latest guidance in the form of 'Manual for Streets 1 and 2' to ensure that the vehicle speeds on-site are kept to a minimum. (20 mph and below).

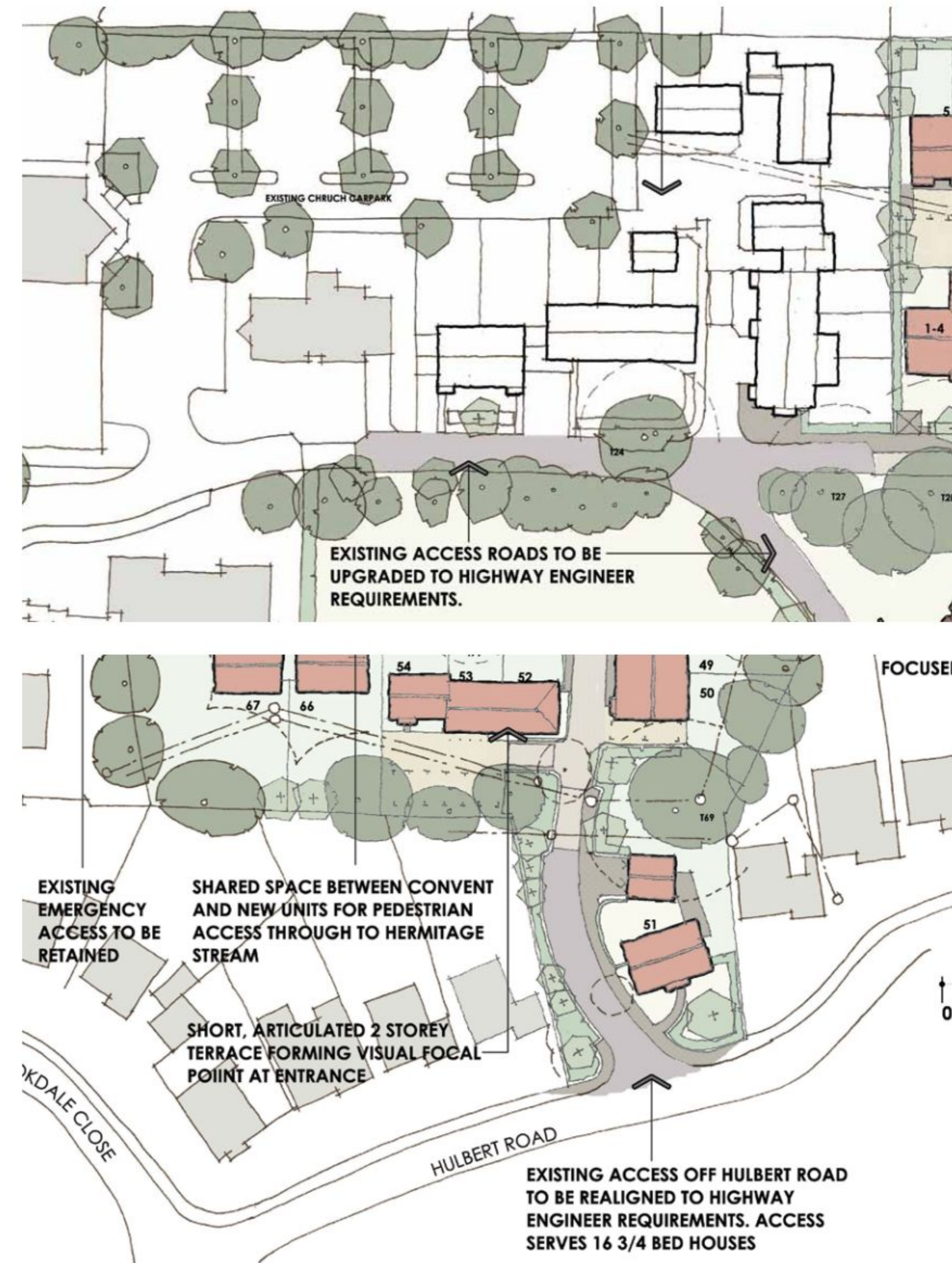
A swept path track analysis has been undertaken utilising a refuse vehicle and again the site can accommodate such a vehicle to deal with the refuse collection.

The car parking provision would be in accordance with the Havant Borough residential parking and cycle provision document adopted in 2010, meaning a provision of 133 spaces.

It is proposed that the site is developed with strong sustainability principles embodied within the design concept. This includes accessibility to public transport, education, local facilities, public open space.

The proposal would provide a Transportation Assessment to assess the access strategy for development and the acceptability of such a proposal in terms of transport impact, highway safety and sustainability.

It is proposed that the access arrangements on to London Road and Hulbert Road with an internal road and footways system would ensure a permeable layout to encourage walking and cycling to the adjoining nearby facilities.



Plans showing access



Similar parking courts to those proposed

LINDEN HOMES

Proposals for the former St Michael's Convent site, London Road

Community benefits

The development of Linden Homes' scheme would generate a number of benefits to the local community, including:

- The delivery of 84 high-quality open market and affordable homes accessible to town centre, employment areas, a wide range of community facilities and services and public transport
- Demolition of later addition to the convent building and laundry would improve the 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 would be designed to enhance biodiversity



LINDEN HOMES

Proposals for the former St Michael’s Convent site, London Road

Next steps and timescales

Thank you for taking the time to attend today’s exhibition about Linden Homes’ proposals for the former St Michael’s Convent site.

We do hope that you found this event helpful and we would be grateful if you could take the time to complete one of the comment forms available.

Following the exhibition, Linden Homes will review all the feedback received ahead of finalising a full planning application for submission to Havant Borough Council, taking into account all comments where possible. There will, of course, be a statutory consultation period, which will be undertaken by the Council following the registration of the planning application.

If you have any questions or would like to discuss the proposals at any point, please contact:

Freephone information line
0800 298 7040

Or visit www.lindenhomes-consultation.co.uk/waterlooville

MARCH - APRIL	REVIEW CONSULTATION FEEDBACK FURTHER LIAISON WITH HAVANT BOROUGH COUNCIL AND HAMPSHIRE COUNTY COUNCIL
MAY	SUBMISSION OF PLANNING APPLICATION STATUTORY CONSULTATION PERIOD ONGOING LOCAL ENGAGEMENT
JUNE/JULY	ONGOING DISCUSSIONS WITH COUNCIL OFFICERS
AUGUST	EXPECTED DETERMINATION OF APPLICATION
SEPTEMBER/OCTOBER	IF PERMISSION IS GRANTED, EXPECTED CONSTRUCTION START DATE.



LINDEN HOMES

Proposals for
land adjacent to
Pondside Lane,
Bishops Waltham



Let us know what you think about the
proposals here today.

We'll keep you informed regarding the progress
of the proposals for land adjacent to Pondside
Lane, Bishops Waltham.

You can pop your comment form in the ballot
box or send it to us by post, fax or email.

Telephone: 0800 298 7040
Fax: 01962 893 883
Email: feedback@consultation-online.co.uk
Post: Remarkable Consultation, The Pump
House, Garnier Road, Winchester,
SO23 9QG

Please let us know your contact details
and the best way of keeping in touch
with you.

Name:

Address:

Email:

Telephone:

☐ Please keep me informed of changes
to these proposals

Please let us have your completed feedback forms no later than
Monday 6th February 2012

What are your views on the layout and design of the scheme?

What are your views on the recreational facilities proposed?

Please use this space for any further comments.

I understand that Linden Homes will use my information for the purpose of administration, statistical analysis and profiling.

I consent to Linden Homes contacting me about proposed developments unless I have ticked this box. **DO NOT** contact ☐

Please indicate any method by which you do NOT consent to be contacted:

Do not phone ☐ Do not post ☐ Do not email ☐ Do not SMS ☐