

SNPL262227

10 December 2019



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Dear Lewis

APPLICATION FOR PRIOR APPROVAL OF METHOD OF PROPOSED DEMOLITION

**LOCATION: THE GABLES, PURBROOK HEATH ROAD, PURBROOK, WATERLOOVILLE, PO7 5RT
BEREWOOD MAJOR DEVELOPMENT AREA**

ON BEHALF OF WEST WATERLOOVILLE DEVELOPMENTS LIMITED

On behalf of West Waterlooville Developments Limited, please find enclosed an application for determination as to whether the prior approval of the authority is required, and granted, for the method of demolition of The Gables, Purbrook Heath Road, PO7 5RT.

On 11 October 2019, a notice (Ref: 19/06106/DEM) was received from Havant Borough Council pursuant to Section 81 of the Building Act 1984 requiring measures specified in the notice to be undertaken at the appropriate time during the demolition, or within four weeks of commencement of the demolition works on site. A copy of the Section 81 Notice has been submitted with this application for your information. It has since been confirmed by Havant Borough Council that an application for Prior Approval of the Method of Proposed Demolition is also required.

Background

Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015 sets out the circumstances in which the demolition of a building may be regarded as permitted development, for which planning permission is granted by the Order. It then clarifies that development is permitted by Class B subject to conditions which include that the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site.

The Gables has been vacant since Summer 2017, the property has been boarded up with security fencing. Despite these measures, there has been continued serious vandalism at the site including theft, arson and criminal damage. Low-level vandalism includes the smashing of roof tiles and hanging tiles through bricks and other materials being thrown at the building. Vandalism of the interior of the property had also occurred.

Recently the severity of the vandalism has increased, with the oil tank of the property being set on fire in September 2019. It is therefore considered that, in its current state, the building is unsafe and poses significant risk to human life. Figures 1 to 4 below detail some of the damage to the site:



Figures 1 to 4: Photo Evidence



Internal damage at The Gables



Damage to Tiling at The Gables



Evidence of arson at The Gables



Damage to tiling at The Gables

Further, in April 2012, Outline Planning Permission was granted for the development of approximately 2,550 new dwellings, a local centre and two primary schools, as well as associated infrastructure and open space (Ref: 10/02862/OUT and APP/10/00828).

Under 10/02862/OUT and APP/10/00828, Outline Parameter Plans were approved, setting out the uses at Berewood. The Master Plan Design Document includes a Land Use Strategy on Page 51, where the land adjacent to Purbrook Heath Road in which the Gables is currently situated will be developed for residential use.

The approved site wide Design Code identifies the land adjacent to Purbrook Heath Road as within 'The Hamlets' identity area, an entirely residential area.

The Gables is currently within the ownership of West Waterlooville Developments Limited and is subject to Havant Borough Council Planning Policy CS18 (Strategic Site Delivery). Under Policy CS18, the Council will permit development in accordance with the development requirements for that Strategic Site Profile. Berewood is noted as Site 4 'Major Development Area (MDA) and Waterlooville Town Centre Integration'.

The land made vacant by the demolition of The Gables will be retained for residential use and will be brought forward with Phase 4 of the Berewood development.

Requirement for Demolition

Demolition is required due to significant vandalism at the site. The level of vandalism has deemed the building unsuitable for human habitation and poses significant risks to human life. Further, demolition of The Gables is required to enable development at Phase 4 to be brought forward in line with Outline Planning Consent 10/02862/OUT and APP/10/00828.

Ecology

A request has been submitted to Natural England regarding Bat Licencing. The application was received by Natural England on 2 December 2019 (Ref 2019-44014-EPS-MIT). Natural England are targeting 20 January 2020 (30 working days) for a response. The application was made for the purposes of preserving public health or public safety under section 55 (2) (e) of the Conservation of Habitats and Species Regulations (2017, as amended). A copy of the submitted Licence Application forms have been submitted with this application for your information.

A request was subsequently received for further information from Simon Taylor at Natural England on 4 December 2019 in relation to the preserving public health and safety test. This asked for evidence of vandalism taking place on site (such as photos, news reports and police reports), as well as supporting evidence of the immediate or near future risk to human health and safety. This was not a formal Further Information Request. This information was submitted to Natural England on the 6 December.

Subject to Natural England licencing, it is anticipated that the demolition will take place between February and March 2020. The building is not located within a Conservation Area, it is neither Listed nor a heritage asset.

Site Notice

A laminated Site Notice has been erected in a prominent location at the site on 10 December 2019.

Application Documents

The following information is submitted with this application:

- Application Form
- Location Plan (Mayer Brown, December 2019)
- Site Notice (Savills, December 2019)
- Section 81 Notice (Havant Borough Council, October 2019)
- Method Statement (Portsmouth Demolition & Salvage Ltd, November 2019)
 - Section 4 COSHH Assessments and associated appendices
- Demolition Phasing Plan (Portsmouth Demolition & Salvage Ltd, November 2019)
- Asbestos Method Statement (Portsmouth Demolition & Salvage Ltd, November 2019)
 - Asbestos Risk Assessments
- Copy of Natural England Licence Application Form and associated Appendices (November, 2019)

I trust you have all the information required to validate and consider this application, however, please contact me if you require any further information.

Yours sincerely

A solid black rectangular box used to redact the signature of Bryony Stala.

Bryony Stala
Savills Planning

Copy Chris Hughes – Winchester City Council