

DRAFT DELEGATED OFFICER REPORT

PROPOSAL	Change of use, conversion of existing building to 7No residential dwellings. Addition of 7 No windows at first floor, bins and bike storage at ground floor.
LOCATION:	Unit 1a-2b The Clock House, 83-91 London Road, WaterlooVille
REFERENCE NO:	APP/25/00458
APPLICANT:	The W D King Group
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	19/11/2025
APPLICATION EXPIRY DATE:	25/08/2025
WARD:	Waterloo
SUMMARY RECOMMENDATION:	Approve with Conditions

1 Site Description

- 1.1 Unit 1a-2b The Clock House, 83-91 London Road, WaterlooVille. The site is located within the town centre of WaterlooVille on the western side of London Road which backs onto Swiss Road. Access is from the front off London Road and to the rear from Swiss Road via the courtyard. It is surrounded by a variety of different ground floor retail units as well as other commercial uses together with converted residential upper floors. The building's current use is that of a darts/snooker club (The Phoenix Darts Club), (i.e. a Sui Generis use - i.e. in a class of its own) which, it is understood, will be closing shortly.
- 1.2 The site falls within Flood Zone 1 and would remain so, on current information, with climate change.

2. Planning History

Is there any planning history relevant to the current application?

No.

3. Proposal

- 3.1 Change of use, conversion of existing building to 7x residential dwellings. Addition of 7 windows at first floor, bins and bike storage at ground floor. The 7 residential units would comprise of 4 x 1bed/1person, 2 x 1bed/2persons & 1 x 2bed/4persons. To provide outlook to flats E, F & G new windows are proposed within the north-east elevation.

- 3.2 The proposed entrance to the upper floors is at the rear from Swiss Road. Within this, there is access to both the residential and food bin and bike store along with an escape route from the ground floor retail unit.
- 3.3 The floor area of the proposal would be 551.7 sq m

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty
Havant Borough Local Plan (Core Strategy) March 2011
Havant Borough Local Plan (Allocations) July 2014
Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: N/A
Conservation Area: N/A

Havant Borough Local Plan (Core Strategy) March 2011

CS4 Town, District and Local Centres

CS6 Regeneration of the Borough

CS9 Housing

CS14 Efficient Use of Resources

CS16 High Quality Design

CS17 Concentration & Distribution of Development within the Urban Areas

CS21 Developer Requirements

DM2 Protection of Existing Community Facilities & Shops

DM10 Pollution

DM13 Car & Cycle Parking on Residential Development

Havant Borough Local Plan (Allocations) July 2014

AL1 Presumption in Favour of Sustainable Development

AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements

AL 3 Town, District & Local Centres

DM24 Recreational Disturbance to Special Protection Areas from
Residential Development

WA2 Waterlooville Mixed Use Allocations (W109 – Asda/Clock Tower)

5. Statutory and Non Statutory Consultations

Building Control – No Comment Received

Community Infrastructure, Planning Policy & Urban Design - Comments

CIL Liabe: <http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>.

Additionally, pending a response from Natural England on the HRA, instructions should be passed by the Case Officer to the CI Team to:

a) Issue the Solent Recreation Mitigation Strategy Unilateral Undertaking, based on the number of additional dwellings and their respective number of bedrooms. See Unilateral Undertaking - Solent Recreation Mitigation Strategy | Havant Borough Council

b) Issue the Nutrient Neutrality Unilateral Undertaking. See <https://www.havant.gov.uk/nitrogendevlopers> Biodiversity Net Gain In England, biodiversity net gain (BNG) is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a biodiversity net gain of 10%. This means a development will result in more, or better quality, natural habitat than there was before development. More information is available: <https://www.gov.uk/guidance/meet-biodiversity-net-gain-requirements-steps-for-developers>

There are some exemptions and if an exemption is claimed this must form part of the planning application submission.

Councillor Gwen Robinson – No Comment Received

Councillor Peter Wade – No Comment Received

Councillor Ryan Brent – No Comment Received

Environmental Health Manager, Pollution

Final Comment – No Objection

Further to our conversation, please amend the requirement for the sound insulation of the partitioning floor/ceiling to the following:

Demonstrate that the concrete floor between the ground floor commercial use and all proposed first floor residential units achieves a minimum performance of 48 DnT,w + Ctr.

Further Interim Comment

I have considered this application further and the noise information submitted by the applicant does not provide sufficient evidence for planning purposes.

Whilst applicant has stated that double glazing is in place, mechanical ventilation shall be provided and that the partitioning floor is concrete, an assessment

is required to quantify external noise levels and determine whether the proposed mitigation measures are adequate.

Road traffic noise and commercial noise sources, including associated activities, must be assessed to ensure residential amenity can be protected. A Noise Impact Assessment is therefore required, covering internal and external commercial noise sources and demonstrating compliance with BS8233:2014 and BS4142:2014.

The partitioning floor/ceiling between the commercial ground floor use and the residential first floor use must achieve a minimum sound insulation performance of 53 DnT,w + Ctr (10 dB above the Building Regulations requirement).

Interim Comment – Objection

I am satisfied that the information provided by the agent indicates that a reasonable level of amenity should be achieved by the proposed scheme.

I therefore withdraw my recommendation of a condition requiring a noise impact assessment and request the following condition is included instead.

Prior to the occupation of any of the approved dwellings, a post-completion noise assessment shall be carried out and submitted to the Local Planning Authority for approval. The assessment shall demonstrate that internal ambient noise levels within habitable rooms meet the criteria set out in Table 4 of BS8233:2014 – “Guidance on sound insulation and noise reduction for buildings.

Where necessary, the report shall include details of any mitigation measures (e.g. acoustic glazing, ventilation systems) required to achieve compliance. The dwellings shall not be occupied until the Local Planning Authority has confirmed in writing that the noise levels are acceptable and any required mitigation measures have been fully implemented. All mitigation measures shall thereafter be retained and maintained in accordance with the approved details.

Initial Comment – Further Information Required

Having reviewed the proposals and supporting documentation, there are concerns for potential noise transfer from the ground floor commercial units to the proposed first floor accommodation. Commercial uses in the area also introduce potential noise impacts to future residents of the proposed residential accommodation.

No information has been provided assessing the potential noise impact from nearby or adjacent commercial uses including deliveries and plant / equipment.

I therefore recommend that in order for this section to make an informed comment the applicant should be requested to provide further information assessing the noise impact of the external noise sources, and internal noise transfer from adjacent commercial uses, on the proposed residential accommodation. The report should include, if appropriate, measures to be taken to mitigate excess noise impact.

The report should be prepared by a person with appropriate acoustic qualifications and should be with full regard to all relevant guidance including BS8233:2014 - Guidance on Sound Insulation and Noise Reduction for

Buildings and BS4142:2014 Methods for rating and assessing industrial and commercial sound.

Environmental Health Manager, Community Group - No Objection

Highways Authority

Final Comment – No Objection

The applicant has now provided a trip generation assessment utilising the TRICS database. Whilst the outputs have not been provided and therefore cannot be corroborated, the Highway Authority have run their own TRICS assessment. It is acknowledged that whilst a possible de-intensification of use across the day may be present, given the change of use an increase in trips would be observed within the AM and PM peak periods. That being said, given the scale of the proposed change of use the Highway Authority consider that this would not result in a significant impact to the safety or operation of the local highway network. Therefore, the Highway Authority have no objection to the proposals.

Further Interim Comment – Further information required as to trip generation

Interim Comment – No objection

Initial comment – further information required as to trip generation. LPA to be satisfied as to parking.

Officer Comment: *Full details of the Highway Authority's comments may be viewed on the Council's website. As to onsite parking, due to the town centre location, with good access to shops, services and employment, plus multiple bus routes and access to paid public car parking the lack of on onsite parking is considered acceptable in this instance.*

Policy

Objection on Policy DM2 grounds, with a recognition that the Council cannot demonstrate a 5 year land supply

Policy Status:

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the [Hampshire Minerals and Waste Plan](#), provide the development plan for the borough. Consultation on a full [Draft \(Regulation 18\) Local Plan](#) and the [draft Waterlooville Town Centre Supplementary Planning Document](#) concluded on 1 July 2025. The following Adopted Local Plan policies are of particular relevance:

- CS4 – Town, District and Local Centres
- CS6 – Regeneration of the Borough
- CS9 – Housing
- CS16 – High Quality Design
- CS21 – Developer Requirements
- DM2 – Protection of Existing Community Facilities and Shops
- DM10 – Pollution
- DM13 – Car and Cycle Parking in Residential Development

- WA2 WaterlooVille Mixed Use Allocations (W109 – Asda/Clock Tower)

Principle of Development:

The application site lies within WaterlooVille Town Centre as defined by Policy CS4 (and Policy AL3) in the Adopted Local Plan. The site also lies within one of the places identified for regeneration in the context of Policy CS6. The site lies within a much larger comprehensive mixed use redevelopment for housing and main town centre uses under Policy WA2/Ref W109. There is therefore a presumption in favour of sustainable development subject to other considerations.

Paragraph 125 of the 2024 National Planning Policy Framework indicates that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes, proposals for which should be approved unless substantial harm would be caused.

Though the site is not specifically identified as an opportunity within Appendix 3 of the draft WaterlooVille Town Centre Supplementary Planning Document – the site does fall within one of the key areas for regeneration as defined by Policy 3 of the draft Local Plan. As such, the redevelopment of the site is supported in principle.

Loss of Community Facility:

It is noted that the building is currently in use as a darts/snooker club which is expected to close soon.

Policy DM2 applies where development proposes the change of use or loss of any premises or land currently or last use as community services and facilities, and only permits development where both the following criteria can be met:

1. It has been demonstrated, through an active marketing process that the premises or land are no longer viable for their authorised use or any other use which would provide a beneficial facility to the local community.
2. The facility is no longer required for a community use or that there is an easily accessible existing or new facility for the community it is intended to serve.

As such, planning permission will be granted where the applicant demonstrates that they have robustly marketed the land or building. For community services and facilities, the marketing exercise should be completed for a minimum of 12 months in accordance with the requirements set out in paragraph 10.06 of the Core Strategy.

The submitted Design and Access Statement notes that the unit has been vacant for more than 6 months. However, there has been no apparent marketing exercise has been undertaken. It is noted that the applicant's agent has submitted the following comment:

"As to Policy DM2, this premises has been unable to pay its rent since covid as it has been impossible to attract commercial entertainment customers. The demand for sporting clubs such as snooker and darts has seen a drop to near zero, making these clubs unviable. The heart of WaterlooVille has been eviscerated by the local authority's lack of maintenance and is in desperate need of regeneration that can only be C3. May we point out that this isn't the last licenced premises in the area, there are four drinking establishments within 250m of the site. Therefore we feel the demise of these premises

demonstrates that this type of facility is no longer viable and rejuvenation in the form of residential is the way forward."

However, in the absence of a marketing exercise a policy objection would arise in the context of Policy DM2. The Council's Community Team may be able to offer further advice in terms of other community facilities in the surrounding area.

Parking

The Design and Access Statement indicates there is no allocated on-site parking, although the previous space allocated to the club is proposed to be a visitor bay.

The Council's Parking SPD recognises proposals within Waterlooville Town Centre may be suitable for a lower level of car parking provision compared to the rest of the Borough. It is noted that zero parking development schemes would not be supported for major development in Waterlooville Town Centre given its comparatively lower level of accessibility (to Havant Town Centre). In this case, it is noted that the proposals would deliver less than dwellings. As such, the level of parking must be based on the nature and scale of development, access to shops and services together with public transport accessibility. In this respect, the submitted Design and Access Statement notes the highly accessible location, close to shops, employment and amenities, as well as being close to multiple bus routes.

Five year housing land supply

The Council's Five Year Housing Land Supply Update (March 2025) indicates the Council had 1.8 years supply with a 20% buffer applied. This has since fallen further to 1.3 years is below the five year supply threshold, and as such there is normally a presumption in favour of sustainable development (para 11d of the NPPF). The tilted balance means that permission should only be refused where the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Conclusion

The principle of the development of this site is acceptable subject to other material considerations. In the absence of an active marketing exercise to demonstrate that the premises are no longer viable for the authorised use, and that the community facility is no longer required a policy objection would arise in the context of Policy DM2.

However, the Council is not currently able to demonstrate an up to date five year housing land supply position. In the context of the tilted balance, permission should only be refused where the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The proposal would deliver a modest contribution towards housing supply within a sustainable location.

Officer Comment: *Since receipt of the above Policy comments, the Council's five-year housing land supply position has reduced to 1.3 years.*

Southern Gas Networks - stage 1 – No Comment Received

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	Two notices displayed – London and Swiss Road	22/07/2025	12/8/2025	Is advertised in the public interest

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 39

No Comment Received.

Material planning considerations are addressed in Section 7.

7 Planning Considerations

Habitat Regulations Assessment & Appropriate Assessment

The Council, as competent authority under Regulation 63(1)(a) of the Conservation of Habitats and Species Regulations 2017 (The Habitats Regulations), has conducted a Habitats Regulations Assessment (HA) of the proposed development.

Recreational Pressure

The project being assessed would result in a net increase of dwellings within 5.6km of the Solent SPAs. In line with Policy DM24 of adopted Havant Borough Local Plan (Allocations) and the Solent Recreation Mitigation Strategy, a permanent significant effect on the Solent SPAs due to increase in recreational disturbance as a result of the new development, is likely. As such, in order to lawfully be permitted, the development will need to include a package of avoidance and mitigation measures.

The applicant has provided a mitigation package based on the methodology in the Developer Contributions Guide. The scale of the proposed mitigation package would remove the likelihood of a significant effect. The applicant has entered into a legal agreement to secure the mitigation package in line with the requirements of the Habitats Regulations and Policy DM24.

Water quality

There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some designated sites. The PUSH Integrated Water Management Strategy has identified that there is

uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Therefore, a significant effect on the Chichester and Langstone Harbours SPA, Solent Maritime SAC and Solent and Dorset Coast SPA cannot be ruled out. Natural England have produced 'Advice on achieving nutrient neutrality for new development in the Solent region'. This sets out a methodology to calculate the nutrient emissions from a development site.

The applicant has used this methodology to calculate the nutrient emissions from the site. This calculation has confirmed that the site will emit a net nutrient load into European Sites. The Position Statement and Mitigation Plan for Nutrient Neutral Development set out a mitigation package which will mitigate the impact that this development would have on the designated European Site. The applicant has entered into a legal agreement to secure the mitigation package.

Appropriate Assessment conclusion

The Appropriate Assessment has concluded that the avoidance and mitigation packages proposed would be sufficient to remove the significant effect on the SPAs which would otherwise have been likely to occur from the development proposed. The HRA has been subject to consultation with Natural England as the appropriate nature conservation body under Regulation 63(3) who have confirmed that they agree with the findings of the assessment. The requisite mitigation packages have been secured by a legal agreement.

7.1 In other respects, having regard to the relevant policies of the development plan and all other material considerations, it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Loss of community facility
- (iv) Impact upon residential amenity (for existing & future residents)
- (v) Highways & Parking
- (vi) Flood Risk & Drainage
- (vii) Biodiversity Net Gain
- (viii) CIL

(i) Principle of development

7.2 The application site is situated within a sustainable Town Centre location where further development is considered acceptable subject to the usual development management criteria. The addition of seven additional new units of accommodation in such a location would contribute, modestly, to the

Council's overall housing requirement. The Council, at the time of writing the report, cannot demonstrate a 5-year land supply of housing, which is currently only 1.3 years.

- 7.3 The Council has identified that it has a finite amount of undeveloped land and environmental designations in the borough which limit opportunities for new development. Within this context, the Council's strategy for the delivery of new growth is to concentrate development within the urban areas where there are existing facilities and where new development would have the least impact on the range of highly protected designations within the Borough. To support this approach, Policy CS17 of the Havant Borough Local Plan (Core Strategy) (2011) sets out that development will be permitted that makes the most effective use of land in the borough.
- 7.4 Policy CS9 of the Core Strategy supports housing proposals which achieve a suitable density of development for the location, considering accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form. The supporting text of the policy sets out density thresholds, and in this regard the proposal would represent a high-density development at 70 dwellings per hectare on a site of approximately 0.10 hectares.
- 7.5 The adopted Local Plan policies echo the advice in the National Planning Policy Framework (NPPF).
- 7.6 Paragraph 124 of the NPPF sets out that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment.
- 7.7 Paragraph 129 of the Framework supports development that makes efficient use of land where it considers the desirability of maintaining an area's prevailing character. Policies CS17 and CS9 together are broadly consistent with this approach.
- 7.8 The Framework goes further and sets out at Paragraph 130 that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning decisions avoid homes being built at low densities and ensure that development makes optimal use of the potential of each site.
- 7.9 The principle of making more efficient use of an existing urban sustainable site is therefore supported having regard to the surrounding character and built form, albeit that the acceptability of the scheme put forward will turn on consideration of several detailed planning considerations as set out below.
- 7.10 This material consideration is balanced against the other material considerations set out below.
- (ii) Impact upon the character and appearance of the area
- 7.11 The proposal is for the conversion of first floor of an existing building, with the insertion of 7 new windows in the southwest/southeast elevations which would overlook the courtyard to the southwest. There would also be internal alterations on both the ground floor and first floor to facilitate the development;

such internal alterations would not impact on the appearance of the area. Due to the existing configuration of the Clock House, which to the rear is based around a courtyard, the introduction of windows on these elevations, which would be mainly visible from the courtyard, would not be materially harmful to the character and appearance of the building or the area.

(iii) Loss of community facility

- 7.12 The authorised use of the premises is as a darts/snooker club (The Phoenix Darts Club). Policy CS1 of the Core Strategy promotes development for recreational and leisure activities. The proposal would result in the loss of a darts/snooker club (The Phoenix Darts Club), with the application advising the latter is due to close.
- 7.13 Policy DM2 of the Core Strategy applies where development proposes the change of use or loss of any premises or land currently or last used for community services and facilities. Planning permission will only be granted where both of the following criteria are met:
1. *It has been demonstrated, through an active marketing process, that the premises or land are no longer viable for their authorised use or any other use that would provide a beneficial facility to the local community.*
 2. *The facility is no longer required for community use, or there is an easily accessible existing or new facility available to serve the community.*
- 7.14 For community services and facilities, the marketing exercise must be undertaken for a minimum of 12 months, in accordance with paragraph 10.06 of the Core Strategy. In this case, no marketing exercise has been carried out to demonstrate that the premises are no longer viable for their authorised use or any alternative community use. In the absence of such evidence, a policy objection arises under Policy DM2.
- 7.15 In response, the applicant's agent has stated:
- 7.16 *"As to Policy DM2, this premises has been unable to pay its rent since Covid, as it has been impossible to attract commercial entertainment customers. The demand for sporting clubs such as snooker and darts has dropped to near zero, making these clubs unviable. The heart of Waterlooville has been eviscerated by the local authority's lack of maintenance and is in desperate need of regeneration that can only be C3. May we point out that this isn't the last licensed premises in the area—there are four drinking establishments within 250m of the site. Therefore, we feel the demise of these premises demonstrates that this type of facility is no longer viable and rejuvenation in the form of residential is the way forward."*
- 7.17 While this statement provides context, it does not satisfy the requirements of Policy DM2, particularly the need for a formal marketing exercise.
- 7.18 However, it is material that the Council cannot currently demonstrate a five-year housing land supply, with the latest position indicating only 1.3 years. In accordance with paragraph 11(d) of the National Planning Policy Framework (NPPF), the "tilted balance" applies. This means planning permission should

only be refused where the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

- 7.19 In this context, the proposal would deliver a modest but meaningful contribution to housing supply in a sustainable town centre location, with the benefits weighed in favour of the development, when balanced against the loss of a recreational facility.

(iv) Impact upon residential amenity (for existing & future residents)

Existing residential amenity

- 7.20 There is existing residential development at first floor and above opposite and to the southeast of the development, with windows overlooking the courtyard. The separation distance between the residential development opposite is approximately 14m. The new windows, which would serve primary accommodation would introduce overlooking to the residential opposite and to a more limited degree to the residential development to the southeast.
- 7.21 Policy CS16 (Quality Design) requires, amongst other matters, that development uses the characteristics of the locality to help inform new development and that proposals do not cause unacceptable harm to the amenity of neighbours. Policy CS17 of the Core Strategy promotes the effective use of land in the borough and prioritises development on underused land and buildings within the urban area, which includes Waterloo. Policy CS9 also promotes housing that achieves a suitable density for development for the location, taking into account accessibility to public transport and other services. The proposal has used the characteristics of the locality in the design of the proposal and provides the opportunity for a more effective use of this building in a sustainable location within Waterloo Town Centre. Having regard to Havant's Design Guide SPD, the proposal would not introduce a loss of daylight or overshadowing, nor would it overlook private rear amenity space. Having regard to the local context, the separation distance is considered to be appropriate for this town centre location, with the degree of overlooking not considered to be materially harmful to existing residential amenity.

Future residential amenity

- 7.22 The size of these 7 residential units would comply with the Government's Technical housing standards – nationally described space standard and would be built to energy efficient standards. All habitable rooms would have adequate natural light provision.
- 7.23 As to energy efficiencies the insulation of the building would be upgraded to exceed Part L of Building Regulations, and all windows would be replaced with double glazing where required.
- 7.24 The Council's Environmental Health Team has been consulted over the proposal and following a review raise no objection, subject to a condition which requires, prior to the occupation of the units, a post-completion noise assessment. Should permission be granted, such a condition is recommended.
- 7.25 The proposal provides a satisfactory standard of residential accommodation and is considered to comply with Policy CS16 of the Core Strategy, which seeks to ensure high-quality design and living conditions for future occupants.

(v) Highways & parking

Highways

- 7.26 The Highway Authority has been consulted over the application who following additional information has advised they had no objection to the proposal.

Parking

- 7.27 The existing building has one car parking space, currently shared between residential and commercial users, and designated as a visitor bay. In accordance with the Havant Borough Council Parking SPD, seven car parking spaces would normally be required to support the proposed level of residential use.
- 7.28 As to cycle provision, 30 spaces would be provided on the ground floor within the rear section of the existing ground floor casino, where currently there is none for the existing use of the premises. This would exceed that required by Havant's Car Parking SPD. The bin storage for the proposal would also be in this area.
- 7.28 The site falls within Waterlooville Town Centre, which is a recognised sustainable location in public transport terms with the site conveniently located to bus stops providing frequent and regular bus services, which would provide future occupiers with an accessible and realistic alternative means of transport to the private motor car. The site is also located close to shops and services, including a supermarket (to the rear of the site), which lessen the need for individual travel.
- 7.29 As to a shortfall in car parking provision at the Clock House under reference APP/16/00963 this was a proposal for 30 new flats, with 14 existing flats, with only 20 parking spaces provided in recognition of its sustainable location. It is recognised that since this permission was granted Havant's Car Parking SPD has been partially updated in September 2019, with zero parking not supported in Waterlooville Town Centre for major schemes. The proposal under consideration is not a major scheme.
- 7.30 It is acknowledged that there would be no onsite car parking provision for the proposal. This is balanced against the location of the development in Waterlooville Town Centre which is recognised in Havant's Car Parking SPD as *"... the second most accessible part of the Borough in terms of access to shops, services and public transport."*, and the fact that the Council cannot demonstrate a 5-year land supply, which currently stands at 1.3 years. The SPD also states at paragraph 3.06 that *'On any site where a reduced level of parking provision is considered justified by the Local Planning Authority, the design and layout of the development must include a sufficient space for servicing, emergency services and medical personnel to park, loading and drop off, courier and supermarket deliveries. This should be provided as a single space, the size of which is related to the scale of the proposed development'*. One such space is provided for within the development.
- 7.31 Having regard to the material considerations to which significant weight is given, and in line with Government guidance at paragraph 11b(ii) of the

National Planning Policy Framework (NPPF), the benefits of granting planning permission are considered to significantly and demonstrably outweigh the disbenefits arising from the lack of on-site car parking provision. This is particularly relevant given the site's sustainable town centre location and its accessible links to public transport.

(vi) Flood Risk & Drainage

Flood Risk

- 7.32 The proposed dwellings and access would be sited wholly within Flood Zone 1. National Guidance states that Flood Zone 1 is suitable for all types of development.

Drainage

- 7.33 The foul sewage and surface water would be disposed of by an existing mains sewer. Foul and surface water drainage falls within the remit of Building Control.

(vii) Biodiversity Net Gain

- 7.34 Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.
- 7.35 Exemption for BNG is claimed on the grounds there is no existing ecology currently on the site and under the 25 square metres exemption. Based on the information provided and the observations of the Case Officer during the site visit, the proposal is exempt from BNG.

(viii) CIL

- 7.36 The building or part thereof was occupied for its lawful use for 6 continuous months of the 36 previous months. Therefore, the proposal to convert to residential is not CIL liable.

8 Conclusion

- 8.1 Mitigation for both the Solent Recreation Mitigation Strategy and nutrient neutrality has been secured through a Unilateral Undertaking and associated financial contributions.
- 8.2 The loss of the recreational facility, when weighed against the recognised need for housing and the site's sustainable location, is considered acceptable in this instance.
- 8.3 The proposed physical alterations to the building are considered to have no adverse impact on the character or appearance of the area. The introduction of residential use is also deemed acceptable in this context.
- 8.4 The proposed residential units meet Government space standards and would provide an acceptable level of accommodation for future occupants.
- 8.5 The proposal is considered to have no adverse impact on the amenities of existing residential occupiers

- 8.6 The proposal is acceptable in flood risk terms, and satisfactory drainage provision would be secured via a Building Regulations application.
- 8.7 The proposal is acceptable in highway safety terms and the lack of on-site parking provision in this town centre location, with access to alternative modes of travel, is considered acceptable. Cycle provision exceeds that required by Havant's Car Parking SPD.
- 8.8 The development is not subject to Biodiversity Net Gain.
- 8.9 When balancing the competing planning considerations, the proposal is considered to accord with the Development Plan as a whole and the provisions of the National Planning Policy Framework. Conditional planning permission is therefore recommended.
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9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Approve with Conditions for application APP/25/00458

Conditions:

GENERAL

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plans

Elevations Proposed & Existing – Drawing No. ELEV Rev A
Proposed Ground Floor Plan - Drawing No. PP Rev B
Proposed First Floor Plan - Drawing No. PP

Documents

Application Form
Design & Access Statement dated May 2025
Parking & Transport Report
European Site Avoidance & Mitigation Checklist
Occupancy Calculator
Nutrient Calculator
CIL Forms 1, 2 & 5

Reason: - To ensure provision of a satisfactory development.

3. The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

PRIOR TO COMMENCEMENT

4. No development shall commence until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development. Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

PRIOR TO OCCUPATION

5. No dwelling hereby permitted shall be occupied until a post-completion noise assessment has been carried out by a suitably qualified acoustic consultant and submitted to, and approved in writing by, the Local Planning Authority. The assessment shall demonstrate that:

- Internal ambient noise levels within all habitable rooms comply with the criteria set out in Table 4 of BS8233:2014 – Guidance on sound insulation and noise reduction for buildings; and
- The concrete floor between the ground floor commercial use and all first-floor residential units achieve a minimum airborne sound insulation performance of 48 DnT,w + Ctr, verified by on-site testing.

Where the assessment identifies that mitigation measures are required to achieve compliance, full details of such measures (including, where relevant, acoustic glazing, enhanced floor/ceiling construction, or alternative ventilation systems) shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be fully installed prior to the occupation of any dwelling.

All mitigation measures shall thereafter be retained and maintained for the lifetime of the development in accordance with the approved details.

Reason: To safeguard the amenities of future occupiers, having due regard to policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6. The development hereby permitted shall not be occupied until:

- (a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and
- (b) All measures necessary to meet the approved water efficiency calculation have been installed.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

POST OCCUPANCY

7. At all times following occupation of the development hereby approved, all measures for water usage within the submitted nutrient budget shall be maintained in the development in perpetuity.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

Informative

In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and
Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and, In this instance:

You were updated about issues after the initial site visit.