

Waterlooville Health Centre,
Dryden Close, PO7 6AJ

Planning Statement

September 2026



CONTENTS

1.0	INTRODUCTION	3
2.0	SITE DESCRIPTION	4
3.0	RELEVANT PLANNING HISTORY	4
4.0	THE PROPOSED DEVELOPMENT	5
5.0	PLANNING POLICY CONTEXT.....	7
6.0	PLANNING POLICY ASSESSMENT	8
7.0	CONCLUSION.....	11

1.0 INTRODUCTION

This planning statement has been prepared by NHS Property Services (NHSPS) to support a full planning application at Waterloo Health Centre for the following:

Works to provide a community wellbeing garden, including new structures, soft and hard landscaping, and associated works.

NHS Property Services (NHSPS) manages, maintains, and improves NHS properties and facilities, working in partnership with NHS organisations to create safe, efficient, sustainable, and modern healthcare environments. NHSPS has a clear mandate to provide a quality service to its tenants and minimise the cost of the NHS estate to those organisations using it. Any savings made are passed back to the NHS.

This statement describes the site and its context including reference to relevant planning history, identifies relevant national and local planning policy and other material considerations, and provides a detailed assessment on planning policy considerations for the redevelopment of the site to provide a social prescribing space in the form of a wellbeing garden.

The garden is proposed at Waterloo Health Centre because many local residents do not have access to outdoor space, and it has been designed to include areas to help with rehabilitation, to improve wellbeing through community connections and connections to nature, and as a place to both relax and enjoy, as well as a place to incorporate exercise.

The application is submitted following extensive community consultation, with Love Outdoors running a number of engagement events to speak directly to the community, staff and patients to see what they would like in the garden and how they would use it. The positive engagement has helped form the proposed zonal design. This is set out in more detail in the proposed development section below.

This statement assesses the merits of the proposed development in the context of national, regional and local planning policy objectives and other material planning considerations.

As set out in this statement, the proposed development complies with the relevant policies in the Development Plan and planning permission should therefore be granted.

Submission Documents

In addition to this Planning Statement, the full planning application is supported by the following documents:

- Completed application form;

- Site location plan at a scale of 1:1250;
- Existing and proposed site plan;
- Proposed planting plan;
- Proposed materials and surfaces plan;
- Existing and proposed elevations;
- Design and Access Statement;
- Arboricultural Impact Assessment by CBA Trees;
- Preliminary Ecological Appraisal by Arbtech;
- Completed biodiversity Checklist;
- BNG Metric by Arbtech; and
- BNG Report by Arbtech.

2.0 SITE DESCRIPTION

This section of the statement provides a description of the application site, surroundings, relevant planning history and the proposed development.

The Site and Surroundings

The site is an existing Health Centre located to the west of Dryden Close, with a large area of underutilised garden space to the west and north of the site. The Health Centre has an existing parking area to the south and east of the Health Centre, which is not proposed to change as a result of the proposals.

Residential properties bound the site to the north, west and south, with Southern Hampshire Primary Care Alliance lying to the east of the site. The surrounding area is predominantly residential and there are also a number of flats and maisonettes within a short proximity from the Health Centre, with no access to outdoor space.

The site is located within an area of good accessibility, being located just off Milton Road, which is served by two buses, the number 7 which goes from the centre of Waterlooville to Wecock Farm, and the D2 which goes from Denmead to the centre of Waterlooville. The site is also easily accessible by foot, bike (with cycle parking located to the front of the site) and by car.

3.0 RELEVANT PLANNING HISTORY

Planning records for the site made available online by Havant Council identify the following:

Application Reference	Application Description	Date of Decision
APP/23/00491	Installation of PV panels on to the ground to the West of the building.	Approved 03/07/2024
APP/22/01007	Retention of external brick effect render insulation to the ground floor elevations to match the existing. Retention of replacement windows and doors within the rendered areas. Proposed high level maintenance access door.	Approved 01/11/2023
APP/22/00505	Installation of 2No. air source heat pumps with 2.4 metre high fenced enclosure (approved 6.10.22). Request to discharge condition 7 (recd 30.3.23).	Approved 06/10/2022
04/54064/006	Erection of porch to front (south east) elevation and amendments to car park layout to improve pedestrian access	Approved 26/05.2004
03/54064/005	Single storey rear extension to provide registrars office and replacement triage	Approved 18/08/2003
98/54064/004	New pitched roof over existing flat roof and canopy to front (east) elevation. Revision to extension permitted under 98/54064/3 to incorporate a pitched roof. Relocation of tank room doors from north to west elevation (re-advertisement)	Approved 10/12/1998
98/54064/003	single storey side extension to south elevation	Approved 18/09/1998
91/54064/001	Alterations to front entrance on east elevation	Approved 24/01/1992

4.0 THE PROPOSED DEVELOPMENT

Love Outdoors and NHS Property Services Ltd are working in partnership to make better use of the underutilised area to the rear and side of Waterlooville Health Centre.

Many local residents do not have access to outdoor space. As such, a nurse practitioner and team approached Love Outdoors CIC after seeing a space behind a GP surgery transformed into a community wellbeing garden in Gosport. It was discussed that a community garden in Waterlooville would be to the benefit of local people and could be used for a variety of means including rehabilitation, community connections and connections to nature, as a place to both relax and enjoy, and for exercise.

A steering group was set up formed of Vine Medical Group, Havant Borough Council, Love Outdoors, Horizon Leisure Centre and NHS Property Services (landowner) to discuss moving the project forward.

Love Outdoors ran a number of engagement events to speak directly to the community, staff and patients, asking them what they would like to see in the garden, how they would use it, what the barriers might be and how they would like to get involved. A total of 8 different engagement sessions were undertaken, mainly at Waterlooville Health Centre as well as at Stakes Lodge, Havant Health Centre and The Borrow Centre. Local community groups were also contacted including Motiv8 (young people), a SEND support group (for children and their families), dementia groups (including a gardening group) and the local leisure centre. There was also an option for online feedback via Love Outdoors website, and a 'design your own' space exercise which was left in Waterlooville Health Centre.

Following the initial community engagement gathered, word clouds were created highlighting the key themes emerging from the community discussions. In January 2026 a community day was held where two options were presented to the community and additional feedback was gathered, with views sought on what the public thought, as well as being provided with an opportunity to view the site and take part in some activities.

Based on all of the engagement a final plan has been created, which has considered requirements with regards to accessibility, maintenance, biodiversity, funding, changing climate and sustainability.

The majority of the proposed works are to the underutilised garden area to the west and north of Waterlooville Health Centre, with minor improvements to the front of the Health Centre, including a new path and crossing to join up the front of the site to the proposed garden.

The garden has been designed with different zones which were identified by local community groups as being important for the garden. The proposals include zones for 'play', 'grow', 'social', 'active' and 'relax/sensory'. More information about each of the zones and how they have been designed is set out in the Design and Access Statement.

The accessibility of the garden has also been an important consideration, where the main path is fully accessible and some of the proposed planting beds are also wheelchair accessible.

The proposed wellbeing garden will be a social prescribing site, forming part of the NHS Long Term Plan's commitment to make personalised care business as usual across the health and care system. Social prescribing is a means of enabling GPs, nurses and other health professionals to refer people to a range of local, non-clinical services. Adopting a more community-centred practice can help provide a more appropriate and effective way of engaging people and improving their health and wellbeing.

5.0 PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

This section identifies national and local planning policy and guidance relevant to assessing the proposed development on the Site.

The Development Plan

THE CURRENT ADOPTED DEVELOPMENT PLAN

The Core Strategy was adopted in March 2011. The following policies are relevant to this application:

- **Policy CS1: Health and wellbeing** – Planning permission will be granted for development which creates, where necessary, new open spaces that are located within or close to housing developments, that is safe and accessible for children to play and contributes to the borough's green infrastructure.
- **Policy CS13: Green infrastructure** – Development will be permitted that incorporates, where appropriate, improvements to existing green infrastructure through the restoration, enhancement or creation of additional resources.
- **Policy CS15: Flood and coastal erosion risk** – All development will be required to ensure that there is no net increase in surface water run off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate.
- **Policy CS16: High quality design** – Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax.
- **Policy CS17: Concentration and distribution of development within urban areas** – Development will be permitted that makes the most effective use of land in the borough by granting planning permission that concentrates new housing, employment, retail, leisure and other development within the five urban areas of Havant, Leigh Park, Waterlooville, Emsworth and Hayling Island; and which prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.

The Havant Borough Local Plan (Allocations) was adopted in July 2014. The following policies are relevant to this application:

- **Policy AL1: Presumption in favour of sustainable development** – Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise.
- **Policy AL2: Urban area boundaries and undeveloped gaps between settlements** – Concentrates development within the boundaries of key urban areas.

OTHER MATERIAL CONSIDERATIONS

The National Planning Policy Framework (NPPF) was published in 2026 and sets out the Government's overarching economic, environmental and social planning policies for England and how these are expected to be applied. The NPPF is a material consideration for Local Planning Authorities (LPA) in the determination of planning applications.

Policy S4 states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The NPPF **chapter 16** seeks to promote the creation of healthy and inclusive places.

Policy HC4 states that Substantial weight should be given to the benefits where development proposals would make a demonstrable contribution towards promoting good health, preventing ill-health, reducing health inequalities or supporting social interaction in the local community.

Havant Borough Council Borough Design Guide SPD December 2011 states that well designed places are well used and well loved, are attractive and have their own distinct identity, feel safe and comfortable. Well-designed places attract people and investment and create social, economic and environmental benefits that we all gain from.

EMERGING POLICY CONTEXT

The Council are working on their Building a Better Future Plan, which has been published for consultation and runs until 9 September 2026. The policies do not currently have any material weight in the planning process, however it should be noted that the proposals accord with the emerging planning policies.

6.0 PLANNING POLICY ASSESSMENT

The proposed development has been assessed against the development plan. The key planning considerations in assessing the proposed development are as follows:

- Principle of Development

- Sustainable design
- Amenity considerations
- SuDs
- Biodiversity and Ecology

Principle of Development

NPPF policy S4 states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects. The new garden will be located on underutilised land within the Health Centre grounds and would provide a range of public benefits to the local community. The proposed garden is in a sustainable location within the urban area of Waterlooville, in line with Core Strategy policy CS17 and Local Plan Policies AL1 and AL2.

The site is located within the built form of Waterlooville where new development is encouraged. The principle of a new community garden is also acceptable in principle and supports health and wellbeing and green infrastructure, in line with Core Strategy policies CS1 and CS13.

Sustainable design

The proposal is guided by principles of sustainable development, in line with NPPF chapter 4. The revitalisation of underutilised land for a community garden will promote social and environmental sustainability and will enhance the local environmental quality, in line with Core Strategy policies CS13 and CS16.

Sustainable design principles will be implemented throughout the development, where any new benches will be recycled plastic with a long life, grid surfacing will use recycled plastic and will be filled with natural gravel, and rainwater will be collected and harvested. We aim to compost and to keep all materials on site, so if the grass is dug up, it will be composted or used to line raised beds and form hügelkultur beds. Lastly, the surfaces are all proposed to be light in colour to reflect heat, with additional planting to ensure that there is no overheating.

Amenity considerations

Policy CS16 of the Core Strategy states that all development should demonstrate that its design does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

An existing 2m high timber fence extends around the site, apart from a small section to the rear which has a tall, thick hedgerow. The proposals are located within the enclosed area and will be largely

invisible externally to the site. The proposals for new trees and planting and high quality surfacing would however only improve the design and aesthetics of the area for neighbours.

External lighting is not proposed (other than a security light at the gates) and the garden would be used in daylight hours only. The garden would be used by patients and staff, and community groups who would like to connect with nature. The majority of the garden is also proposed to be enclosed by fencing which will be opened/locked up when the staff at the surgery open and close the main building. Additionally, the use of the garden will be organised and managed effectively so as not to have a negative impact on the surrounding neighbours.

The proposals will not therefore create any amenity concerns for neighbours, in line with policy CS16 of the Core Strategy.

SuDs

Core Strategy policy CS15 states that all development will be required to ensure that there is no net increase in surface water runoff. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate.

The site is located in Flood Zone 1, however there is a risk of surface water flooding. The play zone has been identified as having a greater risk of surface water flooding, and as such the proposals have been designed to improve the drainage situation here, incorporating a Willow structure which will soak up excess water and the inclusion of additional dwarf plants to support drainage.

The main new surfaces proposed across the garden will include infilling of shingle and the main triangle multi-use space is proposed to be resin-bound light-coloured gravel which is permeable. Additional trees and planting will also take place across the site to support drainage and ensure there is no increase in surface water runoff.

Biodiversity and Ecology

A Preliminary Ecological Appraisal (PEA) has been undertaken for the site. The report sets out that the proposed development will not adversely affect statutory and non-statutory designated nature conservation sites. The PEA Report concludes that no additional surveys are likely to be required and that provided the recommendations of the report are followed, any potential negative effects from development on ecological features would be negligible.

Additionally, bug hotels, bee hotels, beetle mounds, bird feeders and bird boxes will be provided within the garden to encourage wildlife.

An Arboricultural Implications Assessment (AIA) has also been prepared by CBA Trees, which assess the proposals impacts on trees on the application site. The report concludes that the existing trees located on or adjacent to the site can adequately be protected as a result of the proposed development.

The submitted BNG Assessment sets out that the onsite total net change is +27.61% (area based) and +109.66% linear based. As such, the proposed development is compliant with current legislation as a minimum biodiversity net gain of +10% was achieved for area- and linear-based habitat units.

7.0 CONCLUSION

This statement demonstrates that the proposals are in accordance with the relevant policies contained within the development plan.

The proposals support the NHS's Social Prescribing programme as part of the NHS Long Term Plan. The proposals are of a high-quality design, re-using underutilised brownfield land, and have also been designed to preserve the living conditions of neighbouring residents. The proposals have significant contributions to environmental sustainability, enhancing biodiversity and providing an accessible high-quality green space and an opportunity for patients, staff and community groups to meet, contributing to a sustainable, healthy and thriving community.

The Council is therefore respectfully requested to grant planning permission for the proposed development.