Development Consultation Forum

Former site of Marconi Underwater Systems (BAE), Elettra Avenue, Waterlooville

22nd August 2017
Programme

17.30 Developers display in the Council Chamber.
18.00 Introduction – Councillor Paul Buckley.
18.05 Explanation of Process and outline of planning policy and planning history – Andrew Biltcliffe, (Head of Planning).
18.15 Presentation by Developers.
18.35 Invited Speaker - Janet Johnston of Waterlooville Business Association
Programme

18.40 Comments from consultees/Neighbourhood Groups Lewis Oliver (Principal Planning Officer Development Management).

18.50 Chairman invites Developer and their team to respond to any issues raised by invited speakers.

19.00 Chairman invites questions from Councillors.

19.30 Head of Planning summarises key points raised during Forum – Andrew Biltcliffe.

19.40 Chairman closes Forum meeting.
The purpose of the Forum is…

• To allow developer to explain development proposals directly to councillors, public & key stakeholders at an early stage

• To allow Councillors to ask questions

• To inform officer pre application discussions with developer

• To identify any issues that may be considered in any formal application.

• To enable the developer to shape an application to address community issues
The Forum is not meant to...

- Negotiate the proposal in public
- Commit councillors or local planning authority to a view
- Allow objectors to frustrate the process
- Address or necessarily identify all the issues that will need to be considered in a future planning application
- Take the place of normal planning application process or role of the Development Management Committee
The outcome of the Forum will be…

• Developer will have a list of main points to consider

• Stakeholders and public will be aware of proposals and can raise their concerns

• Councillors will be better informed on significant planning issues

• Officers will be better informed as to community expectations during their pre application negotiations with developers
Former BAE site, Elettra Avenue, Waterlooville
Planning History

- APP/12/00652 - Outline application for demolition of "main building" and ancillary restaurant and redevelopment to provide business units (Class B1, B2 and B8), car showroom, drive thru restaurant, hotel and restaurant and associated parking with access from Elettra Avenue. Outline consent 31/07/13.
Planning History

• **APP/13/00893** - Outline application for demolition of the existing main building and a mixed-use employment, leisure and retail development comprising of Class C1 hotel, Class D2 cinema, 3No. Class A3 restaurants, Class A4 public house, Class A3/A5 drive-thru restaurant, Class A1 food store and retention of E Block for use as Class B1 offices or conversion to Sui Generis bowling complex, Class D2 health and fitness centre, and Class A3 restaurant. The only matters to be considered at outline stage were access into the site and the layout of the uses proposed. The appearance, landscaping and scale of the buildings would be agreed at the reserved matters stage.

• Resolution by Development Management Committee to permit subject to the completion of S106; however application withdrawn prior to S106 being completed.
Planning History

• APP/15/00451 - Construction of a vehicular route through the site at the former BAE systems park - approved 19.06.15

• APP/15/00770 - Use of the E block building for leisure (class D2) and/or non food retail (class A1) purposes with associated car parking and other works. Permission 24/4/16

• APP/15/00772 - Erection of a foodstore (Class A1) with associated parking, servicing, access and landscaping. Permission 24/4/16
Planning History

• APP/15/00773 - Erection of a restaurant/drive thru (Classes A3/A5) with associated parking, servicing, access and landscaping – Permission 26/4/16

• APP/16/00603 - Application to determine whether prior approval is required for the method of demolition of Block E and any proposed restoration of the site. Prior approval not required 11/7/16

— Other subsequent applications relating to signage
Policy Background

• National Planning Policy Framework (NPPF) 2012

‘Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.’
Policy Background

Development Plan includes:
• Local Plan (Core Strategy) 2011
• Local Plan (Allocations ) 2014

Other Material Considerations include:
• NPPF 2012
• NPPG Ensuring the vitality of town centres 2014
• Residential Parking and Cycle Provision SPD 2016
• Borough Design Guide SPD 2011
Policy Background

NPPF

• Clear presumption in favour of sustainable development.

Planning should (amongst other matters):
• be genuinely plan led empowering local people to shape their surroundings,
• proactively drive and support sustainable economic development.
• seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings
Policy Background

• The National Planning Policy Framework sets out 2 key tests that should be applied when planning for town centre uses which are not in an existing town centre and which are not in accordance with an up to date Local Plan – the sequential test and the impact test. These are relevant in determining individual decisions and may be useful in informing the preparation of Local Plans.

• The sequential test should be considered first as this may identify that there are preferable sites in town centres for accommodating main town centre uses (and therefore avoid the need to undertake the impact test). The sequential test will identify development that cannot be located in town centres, and which would then be subject to the impact test.
Policy Background

NPPG

- Local planning authorities should plan positively, to support town centres to generate local employment, promote beneficial competition within and between town centres, and create attractive, diverse places where people want to live, visit and work.
Policy Background

• Site within the urban area where development is sought to be concentrated (Policies CS17 & AL2 of the Local Plan).

• The proposal incorporates allocation BD54 (Land at BAE Systems Technology Park) under Policy WA2 of the Local Plan (Allocations) [July 2014]. The site was allocated for the purposes of economic development, a hotel and leisure. As such, the proposal accords to the site being allocated for the purposes of economic development and leisure, but not hotel
Policy Background

• For clarity, the National Planning Policy Framework (NPPF) defines the following:
  • Economic development: Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development). (Annex 2: Glossary, NPPF).
Policy Background

- Principle of development for this site has been established through the permission on APP/15/00770 which was for the use of the E Block Building (before it was demolished) for leisure (Class D2) and/or non-food retail (Class A1) purposes.
- Nevertheless, as the site is defined as out of centre for retail and edge of centre for main town centre uses, sequential and impact tests will be required in line with Paragraphs 24 to 27 of the NPPF.
- These tests were carried out as part of planning reference APP/15/00770; however, new tests must be carried out as the retail climate has changed since the previous planning permission was granted.
Policy Background

Retail

- Waterlooville Town Centre’s vacancy rate has increased over the past year; as of July 2016, 13.4% of units in Waterlooville Town Centre were vacant, this increased to 16.41% in July 2017. The vacancy rate for the town centre is now above the national average.

- Local Plan reviewing impacts of changing face of retail on Town Centre land uses – More residential to increase footfall
Policy Background

Leisure

- Large scale leisure uses may not be able to be accommodated elsewhere in Waterlooville Town Centre.

- Applicant has cited potential leisure uses for this site as a cinema, bowling alley, gym, trampoline and/or soft play facilities.

- The NPPG, the PUSH Spatial Position Statement and recently published literature on the changing role of retail and the town centres suggest a residential or leisure-led approach to new development in or in close proximity to the existing defined town centres would be most appropriate and successful.
Policy Background

- **Design:** Policy CS16 and the Havant Borough Design Guide 2012 require High Quality design that responds to, draws inspiration from and respects local context.

- **Sustainable Travel:** The site is in close proximity to the West of Waterlooville Major Development Area (MDA). As part of the developer requirements for site allocation BD54, a pedestrian/cycle route must be provided to link the site with the MDA. A full application will need to demonstrate this route and in doing so will be supported by Policy DM11 (Planning for More Sustainable Development). Opportunities to provide greater sustainable transport routes via walking and cycling to Waterlooville Town Centre and Waterlooville Leisure Centre would also be sort.
Policy Background


Flooding
- Site largely located within Flood Zone 1 (Low flood risk). South west corner of sit located in Flood Zone 2

Developer Contributions
- Community Infrastructure Levy - £80/sqm for retail element + indexing
  - Possible Highway Requirements- improved connections with Town Centre
  - Employment & Skills Plan
Key Planning Issues

Built form of the Development:

• Are the proposed uses appropriate in terms of the allocated Policy WA2 of the Local Plan (Allocations) [July 2014]. The site was allocated for the purposes of economic development, a hotel and leisure.

• Providing potential leisure uses within the Borough

• Is the height, layout, scale and impact appropriate?
Key Planning Issues

Impact upon Surroundings:
• Impact on wider landscape and town centre
• How would the development fit and relate to the wider town centre & existing uses on the site
• Effective use of brownfield land?

Highway Issues:
• Vehicular & pedestrian access from Hambledon Road
• Improving existing access from Town Centre – possible off site proposals to improve access for pedestrians and cyclists
• Car/Cycle Parking – Parking Standards
Key Planning Issues

Environmental Issues

• Assessment of air quality and noise issues. Mitigation of contamination and appropriate drainage measures for the site

Neighbour relationships

• Are the distances and relationships acceptable?
Key Planning Issues
Developer Contributions and requirements:

• Employment and Skills Plan, off site highway improvement works for sustainable access – pedestrians and cyclists

• Community Infrastructure Levy

• Sustainable Design and Construction: Criterion 3 of Policy CS14 states that on completion, non-residential development of over 500 sq m must at least meet the “very good” standard of BREEAM.
Presentation by Developers
Consultations
HBC Planning Policy

Recommendation:
No objection in principle. The Planning Policy Team strongly supports the leisure provision of this scheme. We therefore expect that an extensive marketing exercise is carried out to investigate the full range of leisure operators in order to secure leisure provision on the site. Moreover, the developer requirements under allocation BD54 of the Local Plan (Allocations Plan) must be met, as well as those of the policies mentioned above. (Other comments in policy background)
Highways

HCC Highways:

• Transport Assessment & Travel Plan with any Application

• Transport Assessment:
  Fully assess transport & highway impact
  Identify suitable mitigation methods
  Set out baseline traffic and transport conditions
  Provide trip generation/distribution information
  Assessment local junctions
  Assess accident records – and set out mitigation – improved pedestrian and cycle access
Highways

Travel Plan:
Set out aims and objectives
Action plan of measures to encourage sustainable transport choices

Development Engineer
• Require more details of parking, servicing and transport assessment
Landscape Team

• Sustainable transport links are key with this development, as such we would like to see 3m wide, well lit and hard surfaced shared footpaths throughout the site. This is to encourage walking and cycling and will reduce an over dependence to drive to the site.

• The location of the Pedestrian / cycling access points are critical to the success of the sustainable transport links. They should be positioned in such a way as to encourage people to walk / cycle to further subsequent destinations. The layout should not encourage people to have to drive to another central area of Waterlooville.
Landscape Team

• The current site layout has too strong an emphasis on hard surfaced car parking. A design with a priority to internal tree planting within the car parking areas would be preferred. This would increase the green infrastructure credentials and reduce the urban heat island effect creating a more pleasurable landscape.

• Enhancement of the boundary tree planting will soften views into/out of the site.
Environment Agency

- Flood Zone 1 & and small part of site in zone 2

- Contaminated Land – Given previous land uses, land contamination should be investigated.

- Foul drainage – first presumption to discharge into a public sewer for treatment at sewerage works.
Southern Water

- Sewer capacity assessments needed
- Application to SW for connection to public foul and surface water sewer
- Surface water sewer crosses site – detailed requirements
- Development within Source Protection Zone

Portsmouth Water

- Foresee no risk due to the natural geology of the proposed site and have no further comments in regards to this application.
Environmental Health

• Potential for contamination given historic uses.

• No objections in principal, subject to appropriate consideration of opportunities to mitigate &/or offset the air quality impact of traffic associated with the development
Economic Development

• There is an expectation that the site offers a more leisure orientated development

• A leisure focused approach could create a vibrant offer to the needs of the growing local population and create a dynamic, visitor destination and economic growth for the area

• Potential impact of the retail offer on the town centre
Architects Panel

• Need to consider impact on town centre, is there a wider masterplan?

• Connections between the site and town centre are key, public transport, walking

• Needs to be Landscape lead approach – enhance environment - trees integrated with parking

• Avoid light pollution with signage integrated into design

• Commitment to sustainable design plus Electric Vehicle charging points
Mike Ashton - A Cycling UK local campaigner

- Concerns relate to a lack of available and appropriate cycle provision in the West of Waterlooville area to support this proposed development.

- Several units suggested are of the type that people might cycle to if good cycling facilities were provided.
Invited Speaker

• Town centre in need of help. Reaction from some existing shop owners is that will kill the town. Younger people more keen. Entertainment – 1 leisure unit in the proposal not thought to be enough.

• Other towns have been re-branded and then spread outwards, why are the council not helping the town centre.
Invited speaker cont.

• Need to try to encourage businesses and public to existing town centre. Council not helping with increased rates and parking charges. Do not see that this would help existing town but encourage people to just visit new development.

• news today that banks are to shut, this will result in less visitors to town centre
Response to speaker

• Existing issues common to lot of town centres, in terms of this proposal, will be restricted, primarily for bulky goods retail. A lot of vacant units – they appear small (no anchor units), retailers likely to attract to site are not ones that would be attracted to these types of units. As such no issue with sequential test
Response to speaker cont.

• 20% of expenditure flows out and is lost to other locations such as Portsmouth
Councillors Questions

• Q. Are we just looking at white good land?
• A. Type of retail will be bulky, selling goods that are not available on the existing High Street
• Q. What market research will you do for proposed leisure and retail
• A. Have a specialist Leisure and Retail agent who will prepare marketing details
Main Points of Discussion

• Q. Horizon Leisure Centre has self funded soft play area which attracts visitors for miles (including Alton). If you provide a Leisure facility, this will attract people

• A. Need to get outline permission to allow discussions with proposed leisure providers

• Q. How can you reassure residents you are looking for predominantly leisure and not retail

• A. As developers we need to have the outline permission in place with specified leisure requirement. Getting consent will enable discussions with proposed occupiers
Main Points of Discussion

• Q. When the site was taken over, there was a lot of excitement over proposed leisure facilities. There is a need for a Cinema/hotel and or bowling alley. Mentioned opening of gym, how seriously have you gone into the leisure side. We want leisure for residents

• A. This is exactly what we are looking to do, do not have leisure and retail companies talking with us at the moment, but have set aside approx. 39,000sq ft for potential Leisure. Original application put in prior to us buying the site. We cannot get into talks until outline permission
Main Points of Discussion

• Q. Can you give a commitment to the minimum percentage of leisure aspects to the site
• A 39,000 sq ft on plans in front of us at the moment. If we can get the commitment from an occupier/s we can build accordingly. Need to have the ability to engage with certainty following the granting of Outline Planning Permission.
Main Points of Discussion

• Q. The current infrastructure around the area is problematic, especially around peak times close to the roundabout

• A. Any application submitted will be lead by transport consultants. Once Outline app put together if it is considered works need to be done this will be addressed. Will be encouraging sustainable travel
Main Points of Discussion

• Q. Has any consideration been given to access being via Hambledon Road, to take traffic off roundabout
  Alternative accesses available. There are three ways in and only two out.
• We welcome these comments and these issues will be considered in discussions with our Highway Consultants and the Highway Authority
Main Points of Discussion

• Q. One of big shortages in Waterlooville is hotel space. Hope you will hold onto the aspiration that we do need a hotel, which in turn would help the leisure aspect at this end of Waterlooville

• A. Will certainly consider this and inform our agents.
Main Points of Discussion

• Q. Once one leisure provider has occupied the site, do you think that this would encourage other leisure providers to occupy the site?
• A. Yes once one provider is occupying the site, this then does encourage other leisure providers to come, seen an anchor to the development.
Main Points of Discussion

• Q. Pedestrian access off of Hambledon Road and crossing point from bus stop will be required to encourage safety and sustainable travel to the site.
• A. Certainly something we will consider. In terms of safety we have highway experts on board
Main Points of Discussion

• Q. Have police been consulted regarding crime?
• A. They would be consulted as part of the application
Main Points of Discussion

• Q. Is this the application you will be submitting
• A. This could be the scheme but layout will be highly guided by who will be going on the site. Cannot guarantee what the layout will be at this stage.
Main Points of Discussion

• Q. Commitment for 39k sq ft leisure. Will you allow sufficient flexibility on rental
• A. Not our role to subsidise businesses. If we can get consent we can engage and have discussions to enable us to find terms agreeable to both parties at applicable market rates
Main Points of Discussion

• Q. Do you think the upcoming increase in population/demographics – additional homes to be built, will help attract companies

• A. Yes, will consider that whilst there may not be catchment now this is something they can build into the scheme. To occupiers we will be selling the fact that additional houses being built in local area, and will liaise with Havant
Main Points of Discussion

PUBLIC QUESTIONS
Denmead resident

- Do you think current infrastructure will limit the interest of leisure facilities and providers?
- A. Difficult to comment as not local residents. This is where our transport consultants will come in and advise.
• Member of WOW Advisory group
• Q. Suggest developers keep in touch with Hampshire Highways. Have you talked with Grainger as within their grounds the entrance in Berewood gateway (in close proximity to this scheme) they have plans for hotel?
A. Yes had meetings with Grainger, there is a link through from Grainger site to option 2. Aware they have been looking to secure appropriate use. Have not had recent dialogue however we will be making further contact with them. Aware of Masterplan. Hampshire County will be consulted.
• (Resident of new Taylor Wimpey)
• Q. Bought the house on understanding that there would be leisure facilities. We travel to Whiteley, which was built as part of that housing development. Hopefully you will ask residents what they would like before putting in retail. We need access to local leisure. How do we express what we want.
• A. That is why we are here today – very happy to work with council and residents. We want the locals comments and opinions – please fill in sheets provided.
Q. Disability Access Group
Please include the needs of blind/deaf/disabled groups so we do not have to struggle on kerbs/uneven ground. We would like to be consulted.

A. Very pleased to engage with you and other groups. Will need to get this contact information from HBC
• Q. What scoping/research have you done in terms of local resources/facilities already in place, to be attractive to local residents.

• A. We will look to secure consent then market the site. We will offer site out, may result in competition which we cannot influence
• Q. (Denmead res and CE of Horizon)
• Theme throughout this presentation is sustainability, will the council look at the sustainability of existing businesses. Will the process of outline application consider wider elements of sustainability. When will it be that pedestrian and cycle access will happen
• These points have been previously addressed
• Q. Can you ensure future consultations could happen at more local area to Waterlooville residents
• A. Determined to work with local population and welcome comments on forms. Need to speak with HBC for advise
What Happens Next?

• Summary notes circulated to attendees
• Officers will discuss outcomes with developer
• Developer will continue to develop proposals and consider issues raised by Forum
• Decision as to form of application and timing of submission rests with developer.