

Planning Application Response of Planning Policy

Application No:	APP/24/00330
Address:	Land to the west of B&Q, Purbrook Way, Havant
Development:	Erection of retail foodstore with associated car parking, access, landscaping and engineering works
Case Officer:	Kayleigh Taylor
Comments by:	Jade Ellis
Date of Comments:	24 th July 2024

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.

The following policies are of relevance:

- CS4 – Town, District and Local Centres
- CS11 – Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- CS14 – Efficient Use of Resources
- CS16 – High Quality Design
- CS17 – Concentration and Distribution of Development within the Urban Areas
- AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements
- AL3 – Town, District and Local Centres
- DM11 – Planning for More Sustainable Travel
- DM14 – Car and Cycle Parking on Development (excluding residential)

This revised application seeks to provide a larger Lidl foodstore with a sales floor area of 1,516 sq m. when compared with the earlier planning permission reference APP/20/01221 which had a sales floor area of 1,256 sq. m.

Principle of development

The site lies within the urban area as currently defined by ALP Policies CS17 and AL2. As such, the principle of the development is acceptable subject to other material considerations.

Retail impact and the sequential test

Paragraphs 86 and 87 of the NPPF are relevance given the application proposals are for a main town centre use in an out of centre location, and a sequential test should therefore be applied. In this case the principle of development was established through the earlier planning permission for the smaller foodstore. At this time, it was concluded that there were no sequentially preferable locations to the application site. It is noted that this established the principle of development in this out of centre location and will be a material consideration in the determination of this application. It is however, relevant to consider whether there are any 'new' sequentially preferable sites which are available since the grant of the original planning permission.

By way of background to the original scheme, the Council undertook a comprehensive assessment of the applicant's Planning and Retail Statement during the previous application reference APP/20/01221. This was informed by an independent review from Stantec (on the Council's behalf with the costs borne by the applicant). This included a review of whether the

vacant Waitrose store in Waterlooville, and its potential redevelopment. The outcome of this assessment, having regard to Stantec's advice was that an objection could not be sustained on sequential test grounds.

In terms of whether there has been a material change to this position since planning permission was granted, the revised application is supported by an updated Planning and Retail Statement, including updated Sequential Test Appraisal. Having undertaken a review of this document, an additional site notably that of the former Tesco unit in Greywell Road has been identified. This site actually became available during the lifetime of the earlier application and was considered by officers at the time, but was concluded to be unsuitable being of an insufficient footprint to accommodate the scale and format of the earlier scheme. It is also noted that the previous vacant units on Solent Retail Park which were previously included, have been omitted from the latest assessment on the basis that these units have now been re-let.

On this basis, it has been concluded that there is not a need to seek independent retail advice to inform the sequential assessment on this occasion. Furthermore, there are no sequentially preferable sites to accommodate the application proposals.

As the site falls below the default threshold of 2,500 m² of gross floorspace, no retail impact assessment is required.

Sustainable Construction and Design

ALP Policy CS14 indicates that non-residential development of over 500 sq. m should meet the 'Very Good' Standard of BREEAM. It is noted from the submitted BREEAM Pre-Assessment Report that a 'Very Good' standard could be achieved. With a condition securing this, it is noted the proposals would comply with the ALP.

Parking

The proposals would need to ensure that appropriate parking provision is provided in accordance with Policy DM13 and the Council's Parking SPD.

Summary

Given the site's location within the urban, the principle of development is acceptable subject to other material conditions. Notably, given the main town centre use in this out of centre location, there is a need to apply the sequential test. It is noted the previous planning permission establishing the principle of development is also a material consideration. There are no new sequentially preferable sites to accommodate the application proposals, and as such a policy objection does not arise on this basis.