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COMMERCIAL PROPERTY ADVICE



SUPPORTING PLANNING STATEMENT

Outline Planning Application with all Matters Reserved Apart from Access for Development within Class E (Light Industrial, Retail, Café and Restaurants, Leisure / Gym), B2, B8 and B8 Trade Counters

Land at Elettra Avenue, Waterlooville, Hampshire

On Behalf Of:

Hargreaves Properties Limited

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LAND AT ELETTRA AVENUE, WATERLOOVILLE, HAMPSHIRE

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1.0 INTRODUCTION

- 1.1 This Supporting Planning Statement (“**SPS**”) has been prepared by Harris Lamb Planning Consultancy (“**HLPC**”) on behalf of Hargreaves Properties Limited (“**the Applicant**”) to support an outline planning application on land at Elettra Avenue, Waterloooville for a mix of employment, retail and leisure and other town centre uses. Outline planning permission is sought for:

“Outline planning application with all matters reserved apart from access for development within Class E (light industrial, retail, café and restaurant, leisure / gym), B2, B8 and B8 trade counters.”

- 1.2 Outline planning permission (APP/18/01072) was previously granted by the Council on 15th October 2021 for a similar range of uses. At the time of submission of this application the outline planning permission remains extant although it is due to expire on 14th October 2024. The Applicant is, therefore, seeking a new outline planning permission for the site. The range of uses sought and the quantum of development proposed mirrors that which was previously supported by the Council through the grant of outline planning permission.
- 1.3 Since the outline planning permission (APP/18/01072) was submitted, the Applicant submitted a separate full planning application on part of the site (APP/21/00399) for a discount food store and two drive through restaurants. The Council resolved to grant planning permission in March 2023 and planning permission was issued in September 2024. This permission introduced an element of food retail on to the site whereas under the outline permission food retailing was specifically excluded.
- 1.4 The new outline planning permission that is now sought seeks to replicate the uses approved under the current outline permission as well as proposing the same quantum of development to be accommodated on the site. The only key difference that is proposed is the introduction of food retail floorspace, as part

of the overall retail floorspace, that has recently been permitted under the full permission (APP/21/00399).

- 1.5 Part of the wider site has already been developed with a Lidl supermarket and MacDonalds drive through and this is excluded from the application. The remainder of the site is currently a mix of hard standing that is vacant and has been used for car parking. The site enjoys an allocation in the adopted Local Plan for commercial uses, including town centre uses. In light of the current Local Plan position and the site's history, the principle of the proposed uses is considered acceptable and would make a significant contribution to the retail, leisure and employment offer within Waterloo.
- 1.6 The remainder of this SPS provides a description of the site and its surroundings (Section 2), whilst Section 3 describes the application proposals, Section 4 assesses the proposed development against local and national planning policy, Section 5 assesses the planning merits of the scheme against the policies of the Development Plan, taking into consideration other material considerations and Section 6 provides a summary and conclusions.
- 1.7 The application submission comprises:
- Planning application forms, notices and certificates of ownership
 - Site Location Plan
 - Illustrative Masterplan
 - Access drawings
 - Retail Impact Assessment and Site Sequential Test Report
 - Design and Access Statement
 - Phase 1 Ecology Survey and Report and BNG Calculation / Metric
 - Flood Risk Assessment / Drainage Strategy
 - Transport Assessment and the Framework Travel Plan
 - Phase 1 Ground Investigation
 - Air Quality Assessment
 - Tree Survey

- Topographic Survey

2.0 DESCRIPTION OF APPLICATION SITE AND SURROUNDING AREA

- 2.1 The site is located within the urban area of Waterloooville and is approximately 1 kilometre to the north west of Waterloooville Town Centre. The site extends to 4.04 hectares in size and is bound by Hambledon Road to the east, Elettra Avenue to the north and west and Silverthorne Way to the south. The topography of the site is generally level across this extent.
- 2.2 Access into the site is via the existing roundabout junction on Elettra Avenue to the north of the site that serves the Lidl supermarket and MacDonalds restaurant and drive through. There are two other existing vehicular accesses into the site on Silverthorne Way, located immediately to the east and west of the BAE building on the southern boundary of the site, albeit that these are not currently in use.
- 2.3 The site itself has now been cleared of all previous buildings and structures. There are areas of hard standing that are currently used for car parking along with an area of mounded material that is currently stored on site. The areas of hard standing and car parking is enclosed with heras fencing.
- 2.4 Existing boundary treatments to the southern, western and part of the northern boundaries are enclosed by mature hedges, whilst to the north east around the new supermarket and MacDonalds these are relatively open allowing views of the facilities. A post and wire fence topped with barbed wire runs along the Hambledon Road frontage. This boundary is inter-dispersed with mature trees and bushes and hedges that have grown up. Views into the site from Hambledon Road are currently restricted due to the growth in vegetation along this boundary.
- 2.5 As noted above Waterloooville Town Centre is located to the south west of the site where a range of national and independent retailers are present, along with a range of services and facilities. There are a number of pedestrian footways between the town centre and the site which are all lit.

- 2.6 The site lies in an area that is characterised by a mixture of commercial and employment uses that are located to the south and west. Whilst immediately to the north there are a mix of other commercial uses, including sui generis uses such as car dealerships. A Sainsburys supermarket is located at approximately 200 metres to the south east, whilst a range of other retail warehousing units are located around the supermarket. The site is located in a predominantly commercial area.
- 2.7 The nearest residential properties are located to the east of the site on Hamilton Road, whilst a new housing development, recently constructed by Bloor Homes is located to the south of the site. This development has been undertaken as part of a large strategic housing allocation in Winchester District that directly abuts the administrative boundary with Havant. Further to the north are established residential areas of Waterlooville.
- 2.8 Existing bus stops are located on Hambledon Road, that provide links to the town centre and beyond to Havant and Somerstown. Further details of the services that connect the site to the east of the town are provided in the accompanying TS.
- 2.9 Waterlooville is located approximately 5km to the north of Havant and 10km to the north of Portsmouth, where a range of higher order shops and services are present, along with mainline train services to Southampton and London.
- 2.10 The site is well located to the existing town centre and is accessible either by walking or public transport. The character of the immediate area surrounding the site is commercial and includes both retail and employment uses.

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 The application is submitted in outline with all matters reserved other than access. An illustrative masterplan is submitted with the application that demonstrates how the proposed floorspace could be arranged on site and that the site is capable of accommodating the amount of floorspace proposed. Approval is not sought for the masterplan and the detailed layout and configuration of the buildings and the quantum of floorspace proposed for each specific use will be determined at the Reserved Matters stage. The illustrative layout therefore presents one option of how the site could potentially come forward although this will be dependent on market demand for specific uses.

3.2 Notwithstanding the above, the proposed access into the site is to be taken from the same access that serves the Lidl and MacDonalds restaurant and drive through. This is via the roundabout junction on Elettra Avenue and will provide the main access into the development. From this new estate road the various units and buildings will be served from it although it is largely anticipated that the retail, café and restaurant and leisure uses would be located on the northern part of the site close to the existing foodstore and drive through whilst the light industrial, manufacturing and distribution uses would be directed to the southern part of the site. However, we are not seeking to restrict exactly where on site these uses could come forward.

3.3 The current outline permission (APP/18/01072) sets out at condition 19 the following overall controls on the total amount of floorspace to be developed at the site and then the total floorspace to be used within the different key uses.

Total Floorspace permitted – 19,105 square metres

Of which no more than 2,787 square metres should be used for B8 trade counters, and

4334 square metres for uses within Class E (formerly A1, A3, A5 and D2)

3.4 The only key change proposed to the above is to insert a further condition to control the Class E floorspace to restrict the total amount of floorspace that

could be used for food retail use. A further condition is, therefore, proposed that would limit the amount of food retail floorspace to 1,908 square metres

- 3.5 Whilst access into the site will be taken from the existing roundabout junction off Elettra Avenue. The existing access into the site from Silverthorne Way may also be brought back into use to serve individual development plots if required or desired by occupiers. These will only serve parking or servicing areas associated with individual units and are not intended to provide a through route through the development.
- 3.6 As it is an outline application and we are only seeking approval for access at the current time no detail is provided as part of the submission in respect of siting, the appearance of the units, scale of units or landscaping of the site.

4.0 PLANNING POLICY REVIEW

4.1 Under Section 38(6) of the Planning and Compulsory Act 2004 it is a requirement that planning permission should be determined in accordance with the Development Plan unless material considerations indicate otherwise. Set out below is a summary of the principal planning policies relevant to the proposed development. The statutory Development Plan is the starting point for the determination of planning applications. In this case the Development Plan consists of the Havant Core Strategy (2011) and Site Allocations Plan (2014).

Havant Borough Core Strategy

4.2 The Havant Borough Core Strategy, adopted in March 2011, sets out the development framework for the Borough to 2026. A number of its strategic and development management policies that are relevant to this application include:

- Policy CS 2 identifies the employment floorspace requirements for the Borough up to 2026. These include 75,000 square metres of Class B1 offices, 45,500 square metres of Class B2 manufacturing and 41,500 square metres of Class B8 warehousing.
- Policy CS 4 sets out the approach to development within the Borough's town, district and local centres. It identifies a requirement for 13,000 square metres of additional comparison floorspace up to 2016 for the identified centres. The policy defines Waterlooville together with Havant as a town centre, whilst a number of district and local centres are also identified.
- Paragraph 3.39 of the Core Strategy states that applications for town centre uses on sites which are outside of town centres, in particular those for new retail floorspace, will be required to demonstrate, in a "robust and

transparent manner”, the application of the sequential approach to site selection and an assessment of impact.

- Paragraph 3.50 of the Core Strategy acknowledges that the provision of leisure and entertainment facilities in the Borough is limited, with potential scope for additional cinema and other leisure facilities. It is noteworthy that no sites are allocated to accommodate such uses.
- Policy DM 3 states that planning permission will only be granted for the construction of new entertainment and hot food uses falling within Classes A3, A4, A5 or D2 where it can be demonstrated that the proposals will not have an adverse impact on the amenity of existing residents by way of smells, litter, noise, parking or disturbance.
- Policy CS 6 promotes the regeneration of the Borough through the identification of a number of key development objectives. Sub-section 2(b) of the policy refers to the integration of the major development area (west of Waterlooville) with Waterlooville Town Centre. The policy requires that all relevant development proposals should bring social, environmental and economic benefits to the Borough.
- Policy CS 18 provides further guidance on the integration of the town centre with the MDA, which is expected to accommodate 3,000 new homes.
- Policy CS 15 requires that new development meets with the sequential test on flood risk and is subject to a specific Flood Risk Assessment which demonstrates that it will be safe without incurring the risk of flooding elsewhere. Flood protection and resistant measures should be accommodated within development where appropriate and there should be no net increase in surface water run off.
- Policy CS 16 stipulates the need for high quality design in all developments. Of relevance is the need for new development to take

account of local characteristics in terms of building heights, massing and plot widths / depths. Developments should be well connected to and integrated with, the local area with linkages to existing pedestrian and cycle routes where possible. Developments should not cause unacceptable harm to the amenity of neighbours by way of smell, loss of privacy, outlook, noise or overlooking. The layout of developments should be legible to enable easy orientation and movement.

- Policy CS 17 states that planning permission will be granted for developments that concentrates new housing, employment, retail and leisure developments within the 5 urban areas of the Borough, including Waterloooville and which prioritizes developments on previously developed land within the urban area.
- Policy CS 20 sets out the Council's access and transport strategy with regard to new development. It requires that development should not incur congestion and promote better use of existing transport networks. Transport management measures should also be in place to ensure the safe and efficient operation of the local road network.
- Policy DM 14 requires new non-residential development to provide adequate car parking in line with the Council's relevant standards.

Site Allocations Plan (2014)

- 4.3 The Site Allocations Plan was adopted in July 2014 and allocates land to help deliver the development requirements for housing and employment set out in the Core Strategy over the period 2013 to 2026.
- 4.4 Policy WA 2 identifies mixed use allocations in Waterloooville and includes Site BD54 Land at BAE Systems, Technology Park (***“the Application Site”***) which extends to 5.38 hectares and is considered suitable for economic development, hotel or leisure uses. The site-specific policy identifies a number of site opportunities including the provision of new economic

development and the potential to accommodate large leisure uses that cannot be accommodated in the town centre. Site specific requirements include the need to investigate ground conditions, on site provision of SUDS, submission of a TA to support a planning application, an employment and skills plan and a pedestrian / cycle route to be provided to the MDA.

Emerging Havant Borough Local Plan

- 4.5 Following the withdrawal of the draft Havant Borough Local Plan 2036 the Council are currently preparing a revised Local Plan. Consultation was undertaken on a Regulation 18 plan and call for sites in 2022. To date no further consultation has been undertaken on the plan. Due to the relatively early stage of preparation that the Local Plan is at no weight can be attached to it at the current time.

Other Material Considerations

National Planning Policy Framework

- 4.6 The revised National Planning Policy Framework ("***the Framework***") was published in December 2023. Guidance on the application of the Framework can be found in Annex "implementation". Paragraph 224 confirms that policies in the Framework are material considerations which should be taken into account in dealing with applications from the day of its publication. The following policies are considered relevant to the proposed development.

Achieving Sustainable Development

- 4.7 Paragraph 7 confirms the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner.

- 4.8 Paragraph 8 goes on to confirm the three strands of sustainable development including an economic objective, a social objective and an environmental objective.
- 4.9 Paragraph 10 confirms that sustainable development is pursued in a positive way and that the heart of the Framework is a presumption in favour of sustainable development set out at paragraph 11.
- 4.10 Paragraph 11 confirms that plans and decisions should apply the presumption in favour of sustainable development which in respect of decision taking means:

“c) approving development proposals that accord with an up to date Development Plan without delay; or

d) where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or***
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”***

Decision Making

- 4.11 Paragraph 38 requires Local Planning Authorities to approach decisions on proposed developments in a positive and creative way and to use the full range of planning tools available to work proactively with applicants to secure developments that will improve the economic, social and environmental

conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.

Building a Strong, Competitive Economy

- 4.12 Chapter 6 of the Framework confirms that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 4.13 Paragraph 86 outlines that planning policies should recognise and seek to address potential barriers to investment, including a poor environment or lack of infrastructure, services or housing whilst paragraph 87 states that planning policy should realise and address the specific location requirements of different sectors.

Ensuring the Vitality of Town Centres

- 4.14 Paragraph 90 confirms that planning policies and decisions should support the role that town centres play at the heart of local communities by taking a positive approach to their growth, management and adaptation.
- 4.15 Paragraph 91 goes on to state that Local Planning Authorities should apply the sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up to date Local Plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available or expected to become available within a reasonable period, should out of centre sites be considered.
- 4.16 Paragraph 92 goes on to confirm that when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre.

- 4.17 Paragraph 94 confirms that when assessing applications for retail and leisure development outside town centres, which are not in accordance with an up to date Local Plan, Local Planning Authorities should require an Impact Assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 square metres of gross floorspace).

Promoting Sustainable Transport

- 4.18 Section 9 sets out policies regarding transport issues. The advice in the Framework states that:

“The development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.” (paragraph 115)

Making Effective Use of Land

- 4.19 Paragraph 8c of the Framework refers to making effective use of land. This theme is picked up in more detail in Section 11 with paragraph 123 confirming that planning policies should promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.

Achieving Well Designed and Beautiful Places

- 4.20 Paragraph 135 confirms that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area and be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

4.21 Paragraph 136 goes on to state that trees make an important contribution to the character and quality of urban environments and can help mitigate and adapt to climate change.

4.22 Paragraph 137 confirms that design quality should be considered throughout the evolution and assessment of individual proposals.

Meeting the Challenge of Climate, Flooding and Coastal Change

4.23 Section 14 of the Framework outlines how the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.

Conserving and Enhancing the Natural Environment

4.24 Section 15 sets out policies relating to the natural environment. It deals with issues such as landscape, biodiversity, air quality, noise pollution and land instability.

4.25 Paragraph 186 states that protected and enhanced biodiversity and geodiversity the plan should identify and pursue opportunities for securing and measuring all net gain for biodiversity.

Consultation Draft Version of the National Planning Policy Framework (July 2024)

4.26 The Government are currently consulting on a revised draft of the Framework until the 24th September 2024 with a view to publishing an updated version later in the year. Certain policies relating to employment are proposed to be amended although no changes are suggested to the 'Ensuring the vitality of town centres' chapter. At the time of submission the Framework remains in draft. Should the new version be published following the submission of the application and prior to its determination we reserve the right to revisit this

matter in case there are any changes that would materially impact on the proposals.

5.0 CASE FOR THE APPLICANT

5.1 Section 38(6) of the Town and Country Planning Act 2004 and Section 70(2) of the Planning and Compulsory Purchase Act 2004 require planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This guidance is expanded upon by Paragraph 11 of The Framework. Here it is advised that unless material circumstances indicate otherwise, the presumption is in favour of sustainable development and requires Local Authorities to approve development proposals that are in accordance with the Development Plan without delay.

5.2 It is, therefore, necessary to consider whether the proposed development is in accordance with the adopted Development Plan policies in the first instance. In this case the Development Plan comprises the Havant Core Strategy and Site Allocations Plan. It is also necessary to establish whether there are material considerations that support the grant of planning permission that outweigh any conflict with the Development Plan.

The Principle of Development

5.3 The planning application relates to land that is covered by adopted policy WA2 – Mixed Use Allocations in Waterlooville that includes the land at BA Systems Technology Park under reference BD54. The policy specifies the proposed uses that are considered suitable on site and include economic development, hotel and leisure uses. The glossary to the Site Allocations Plan defines, economic development, as including those uses within the B Use Classes, Public and Community Uses and Main Town Centre Uses (but excluding housing developments). In this context, B Class and Trade Counter uses along with the light industrial uses are considered economic development whilst the Retail, Restaurant and Cafes and gym uses are all defined as Main Town Centre Uses. As such, the principle of development is considered acceptable in policy terms subject to other material considerations.

- 5.4 A key material consideration in respect of the site are the two previous planning permissions that the Council has granted for the site. The first of these is the current extent outline that covers the whole Application Site that was granted in 2021. This permission confirmed the range of proposed uses on site as being acceptable and in accordance with the adopted Local Plan Policy. This included an element of retail albeit this was restricted to non-food retail at the time.
- 5.5 A subsequent full planning application on part of the site for a discount food store and two drive-thru restaurants has recently secured planning permission. The grant of this planning permission considered that the introduction of food retail on the Application Site was acceptable and that it would not have an adverse impact on the Town Centre. Furthermore, it was demonstrated that there were no sequentially preferable sites to accommodate the proposed development within the town. The permission has only recently been granted and is therefore extant and capable of being implemented within the next three years. It offers a developable fall back should the new application not be granted planning permission.
- 5.6 The combination of the current outline permission and extant full permission both confirm that the retail proposed on the site is considered acceptable and would be capable of being implemented (in the case of the full permission) in any event. The existence of the permission is a significant material consideration weighing in favour of the new application and specifically the retail floorspace now proposed.
- 5.7 The remaining employment uses proposed fall within the definition of economic development and would contribute the delivery of new employment floor space within the Town. The proposed uses therefore accord with the uses contained within the site specific policy and as such, the principle of development is considered acceptable.

Retail Uses and Retail Impact

- 5.8 In light of the fact that part of the site has an extant planning permission for retail the application proposals are accompanied by a Retail Impact Study and Retail Sequential Site Assessment that looks at whether there are alternative suitable sites to accommodate the proposed retail element of the development within the Town. As the site has an extant permission and the sequential test submitted alongside that application was accepted by the Council previously it is contended that there still remain no other sequentially preferable sites that would be capable of accommodating the development.
- 5.9 To support the application an updated Retail Impact Assessment has been carried out to support the proposals. This concludes that the scheme would attract a comparison goods turnover of approximately 11.2 million in 2029. The impact on the Town Centre as a result would be less than 3% which is not considered to be materially harmful to its vitality and viability. The proposed development would not have an adverse impact on the existing Waterlooville Town Centre.
- 5.10 The current outline permission seeks to restrict the amount of Class E (formerly A1, A3, A5 and D2 Uses) floorspace by imposing a limit on the amount of floor space that can be used in these Use Classes. As these uses fall in the same Use Class now a similar condition should be applied that seeks to limit the level of floor space to that previously approved to 4,334 square metres. An additional condition is also proposed that would limit the food retail element of the total retail floor space to 1,908 sqm.

Transport Assessment

- 5.11 A Transport Statement (TS) and Travel Plan are submitted with the application. The TS confirms that the site is sustainably located and well served by existing footways, cycleways and public transport provision. It notes that the agreed mitigation proposed as part of the earlier outline and recent full planning permissions is proposed to be replicated within the new development.

- 5.12 Vehicular access is proposed to be taken Elettra Avenue / Waterloo Park roundabout using the existing Waterloo Park spine road. The site access roundabout proposals are shown on **DTA Drawing 23520-01**. Further pedestrian and cycle links within the site are proposed and shown on drawings **DTA Drawing 23520-01** and **DTA Drawing 19235-08p-GA3**.
- 5.13 Traffic impacts are considered in Chapter 6 having regard to the quantum of floorspace proposed and the likely trip generation arising as result. Implementing the same mitigation as that proposed under the earlier applications will ensure that the development will not have an adverse impact on the local highway network.

Flood Risk Assessment

- 5.14 A Flood Risk Assessment and Outline Drainage Strategy are submitted with the application. The majority of the site is located in Flood Zone 1. Part of the site is at risk of surface water flooding. The FRA considers the sequential and exception test. In respect of the sequential test the site is referenced within the Havant Borough Council Local Plan 2036 Strategic Flood Risk Assessment which confirms that a sequential approach can be adopted on site to avoid the small area in the south western part of the site. In respect of the exception test, this is not required for the type of development proposed as 'less vulnerable' development is acceptable within Flood Zones 1 and 2 without the need for the exception test to be undertaken.
- 5.15 The final surface water drainage proposals shall be designed to accommodate a 1 in 100-year storm event, inclusive of an allowance for the potential impacts of climate change, specifically an increase in peak rainfall intensity (45%).
- 5.16 Waste water will be discharged to the public foul sewers network on Elettra Avenue/Silverthorne Way. The development will not increase the risk of flooding on or off site and will provide betterment. As such is concluded the development is suitable with regards to flood risk and surface water drainage.

Ground Conditions

- 5.17 A Phase 1 Ground Investigation is submitted in support of the application. The purpose of the assessment is to develop an initial conceptual site model of the site and establish whether there are any potentially unacceptable risks to sensitive receptors for potential contaminants that may be present in the soil and/or ground water under the site. At this stage intrusive investigations of the site have not been made and if necessary would be required as part of Phase 2 investigation.
- 5.18 The report concludes that the site is located in an area of relatively low environmental sensitivity. The underlying geology comprises a thin layer of clay and there is no consistent shallow ground water table under the site.
- 5.19 Based on our previous review of the site location, history and previous works completed it is not considered likely that any significant contamination is present in the underlying shallow soils. It is concluded that no further environmental site investigation or remediation is necessary at this time.

Air Quality

- 5.20 An Air Quality Assessment is submitted in support of the application. In respect of construction works these have the potential to create dust and it is therefore recommended that a package of mitigation measures is put in place to minimise the risk of elevated PM₁₀ concentrations and dust nuisance in the surrounding area. With mitigation in place the construction impacts are judged as not significant.
- 5.21 In respect of NO₂ and in particular the concentrations of these have been protected for a number of worst case locations representing the existing properties adjacent to the road network. Predicted concentrations are well below relevant NAOs at all of the existing receptor locations with the proposed development in place. The operational effects of the proposed development are judged to be not significant.

- 5.22 Mitigation measures to reduce the impacts of the proposed development are not considered to be required however a travel plan will be implemented as well as the implementation of electric parking charges.
- 5.23 Overall the proposed development is not considered adverse impact on air quality.

Ecology

- 5.24 An ecological impact assessment has been undertaken along with identifying the features of ecological importance on the site and provide an assessment of the potential impacts of the proposed development can have on these features. The report makes a number of recommendations in respect of bats, amphibians, nesting birds, reptiles, badgers and hedgehogs.
- 5.25 In respect of biodiversity a baseline value of the site has been calculated as 6 units for habitat and 0.39 for hedgerow units. Once the project design proposals have been finalised a full metric calculation will be carried out to see how many biodiversity units will be generated to meet the 10% net gain required for habitat and hedgerow units.

Trees

- 5.26 A tree survey has been undertaken and findings in the accompanying preliminary AIA. The accompanying plan highlights the majority of trees are located on the boundary with a couple of sections of groups of hedges including G22 and G27 and individual trees T16 that are located within the site boundary. All trees are either Category B or U. There are no A Category trees present on site. As the application submitted in outline the impact on individual trees is not assessed at the current time be a matter to be dealt with at the reserved matters stage. As it stands, trees do not present a constraint to the development of the site in principle.

Contribution to Sustainable Development

- 5.27 Paragraph 7 of the Framework confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, whilst paragraph 8 goes on to identify the three overarching objectives to achieve sustainable development, which include an economic objective, a social objective and an environmental objective. We set out below how the proposed development will contribute to each of these three objectives.

An Economic Objective

- 5.28 The construction of the proposed development will support employment and create new jobs during the construction phase. In addition, local suppliers and tradesmen will benefit from purchase of materials and skills during the construction of the development, thereby contributing to local GDP.
- 5.29 The development will provide high quality retails and employment floorspace which will either attract new employers into the town or will allow existing occupiers to upsize to larger premises to enable further growth of their business. Both scenarios will result in new jobs and increased economic growth as a result. Additional business rates will be payable to the Council.
- 5.30 New retail floor space will enable retailers who are not currently located within the town to open up new stores and either add to or complement existing provision to the benefit of local residents.

A Social Objective

- 5.31 The proposed development will help create new jobs and improve economic prosperity, which will both have a beneficial effect on people's lives if they are able to benefit from new and better paid employment. The development may also help to reducing worklessness whilst also creating opportunities for training and education/improving skills which will all benefit the new workforce.

An Environmental Objective

- 5.32 The development will look to minimise the impact on existing trees on site and will seek to deliver biodiversity net gain on site where possible or in combination with offsite measures via the purchasing of credits if on site provision is not achievable.
- 5.33 In summary, the proposed development of the application site would make a positive contribution to all three strands of sustainable development as identified by the Framework.

The Planning Balance

- 5.34 To assist in your consideration of the planning application we set out below a planning balance exercise which weighs up the significant benefits of the schemes and weighs these against the impacts of the scheme. The impacts are not significant, and when conducting the planning balance, and do not significantly and demonstrably outweigh the benefits of granting planning permission. It is clear that the benefits of development outweigh any adverse impacts. The Table below identifies the benefits and adverse impacts of development having regard to the three dimensions of sustainable development.

Table 1 - The Planning Balance

	Comments	Weight to be assigned
Section 38(6) Development Plan compliance	The proposal accords with BD54	Significant
Delivery of new employment, retail and	Contribute to the supply of high quality floorspace in the town	Significant

leisure floorspace	• Opportunity to attract new employers / retain existing employers by allowing expansion to bigger premises • Job creation • Improve range of shops and retailers present within town that will retain expenditure in WaterlooVille rather than losing to other nearby centres	
Highways and access	• Site can be accessed safely from existing access • Development will not adversely affect local highway network in terms of additional trips on the network with proposed mitigation in place	Neutral
Design	• Well designed and high quality scheme proposed can be achieved	Significant
Air Quality	• No adverse impact on air quality during construction or operational phase	Neutral
Ecology	• Site has been surveyed for protected species with recommendations made in respect of these which can all be accommodated within the development • Site has baseline habitat score of 6 and 0.35 for hedgerows so low starting point from which to achieve a 10% net gain	Neutral
Drainage	• Site is located in FZ1 • Foul and surface water can be adequately drained from the site	Neutral
Trees	• No good quality (Cat A) trees on site • Loss of trees likely to be limited and if necessary restricted to lower quality specimens	Neutral

6.0 CONCLUSIONS

- 6.1 This SPS has been prepared to support an outline planning application for new employment, retail and leisure development on land at Elettra Avenue, WaterlooVille. The application seeks approval for new floorspace totalling 19,105 square metres to be used for uses within Class B2, B8 and B8 trade counters and Class E (formerly A1, A3, A5 and D2).
- 6.2 The site currently has the benefit of outline planning permission at the time of submission although the permission is due to expire on the 14th October 2024. This permission mirrors the proposed uses that the applicant is seeking as part of this application.
- 6.3 The Council has also recently granted planning permission on the site for a discount foodstore and two drive through restaurants on the site. This permission remains extant and is capable of implementation.
- 6.4 The site is also allocated for development in the adopted Site Allocations Plan. The allocation and site history confirm that the principle of the proposed uses on the site are acceptable.
- 6.5 The application is accompanied by a suite of supporting technical reports that confirm there are no physical, technical or environmental reasons that would prevent the development of the site.
- 6.6 The development will generate a number of benefits including the delivery of new employment and retail floorspace in the town that will increase the offer to prospective employers and retailers. This will generate jobs and add to the retail offer available to residents who live in WaterlooVille. Retail spend can be retained within the town rather than see it go to competing centres out of the district.
- 6.7 In undertaking the planning balance exercise the intended benefits arising from the development are considered to outweigh the harm that may arise if planning permission were to be granted. As such, the benefits of the

development are considered to outweigh the harm and it is therefore respectfully requested that the support of the Council is sought through the grant of planning permission.

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