

Planning Application Response of Planning Policy

Application No:	APP/20/01221
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:	Daphney Haywood
Comments by:	Jade Ellis
Date of Comments:	16 th February 2021

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 [Pre-submission Havant Borough Local Plan](#) (HBLP) was approved by the Council on 30 January 2019 and can be afforded limited weight.

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)

In the Pre-submission Plan the following policies are of particular relevance:

- C6 | Local centres, local shops and services
- E1 | High Quality Design
- E3 | Landscape and settlement boundaries
- E12 | Efficient use of resources and low carbon design
- E14 | Local Ecological Network
- IN3 | Transport and parking
- C11 | Land at Hulbert Road

The Havant Borough Local Plan was submitted for examination on 12 February 2021 and must be afforded limited weight.

Principle of development

The site lies within the urban area as currently defined by ALP Policies CS17 and AL2, and as proposed to be defined by HBLP emerging Policy E3. As such, the principle of the development is acceptable subject to other material considerations.

The application site forms part of a proposed employment allocation under HBLP Policy C11, which identifies the site delivery of about 6,250 square metres of employment floorspace. Appendix 1 of the HBLP defines employment development in the context of the

Use Classes Amendment Order 2020 which includes General Industrial (B2), Storage and Distribution, and part g of Class E which includes offices, research and industrial processes. Significantly, however, the application proposals for a retail store would fall under part e of Class E which refers to the retail sale of goods. As such, a policy objection would arise in the context of the allocation in the emerging Local Plan. This must be afforded limited weight.

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. The submitted Retail and Planning Statement includes sequential analysis which identifies various in-centre and edge-of-centre sites in Bedhampton, Crookhorn, Purbrook, Middle Park Way Local Centres, Leigh Park District Centre and Drayton based on a 5 minute drive-time catchment.

It is noted that the applicant has highlighted that the size and configuration of its format means that its restricted in terms of demonstrating flexibility. Whilst this is acknowledged, it is noted that a number of site appraisals do not include their overall site size. Furthermore, aside from their inclusion within the retail catchment identified at Appendix 1, it appears there is not an explanation as to how these sites were identified.

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. Emerging HBLP Policy E12 indicates that a standard of 'Excellent' BREEAM should be met. It is noted from the submitted Sustainability Statement that a 'Very Good' standard could be achieved according to the Pre-Assessment. As such, it is noted the proposals would comply with the ALP, but fall short of the emerging Plan's requirements.

Parking

The proposals would need to ensure that appropriate parking provision is provided in accordance with Policy DM13, emerging policy IN3 and the Council's Parking SPD. In the context of paragraph 4.40 of the HBLP supporting text, applicants should consider and justify the level of EV charging point provision.

Summary

Given the site's location within the urban area within the context of the adopted and emerging local plans, the principle of development is acceptable. However, the latter does propose to allocate the site for employment development under Policy C11 and this must be afforded weight in the determination of the application.

It is noted that the applicant has provided sequential test analysis, but it is unclear as to how the sites were identified and limited information is provided with regard to their overall site size. It is also noted that the applicant only proposes to meet BREEAM 'Very Good' as per the requirements of the ALP, as opposed to the enhanced 'Excellent' standard set out by the emerging HBLP.