

Planning Statement

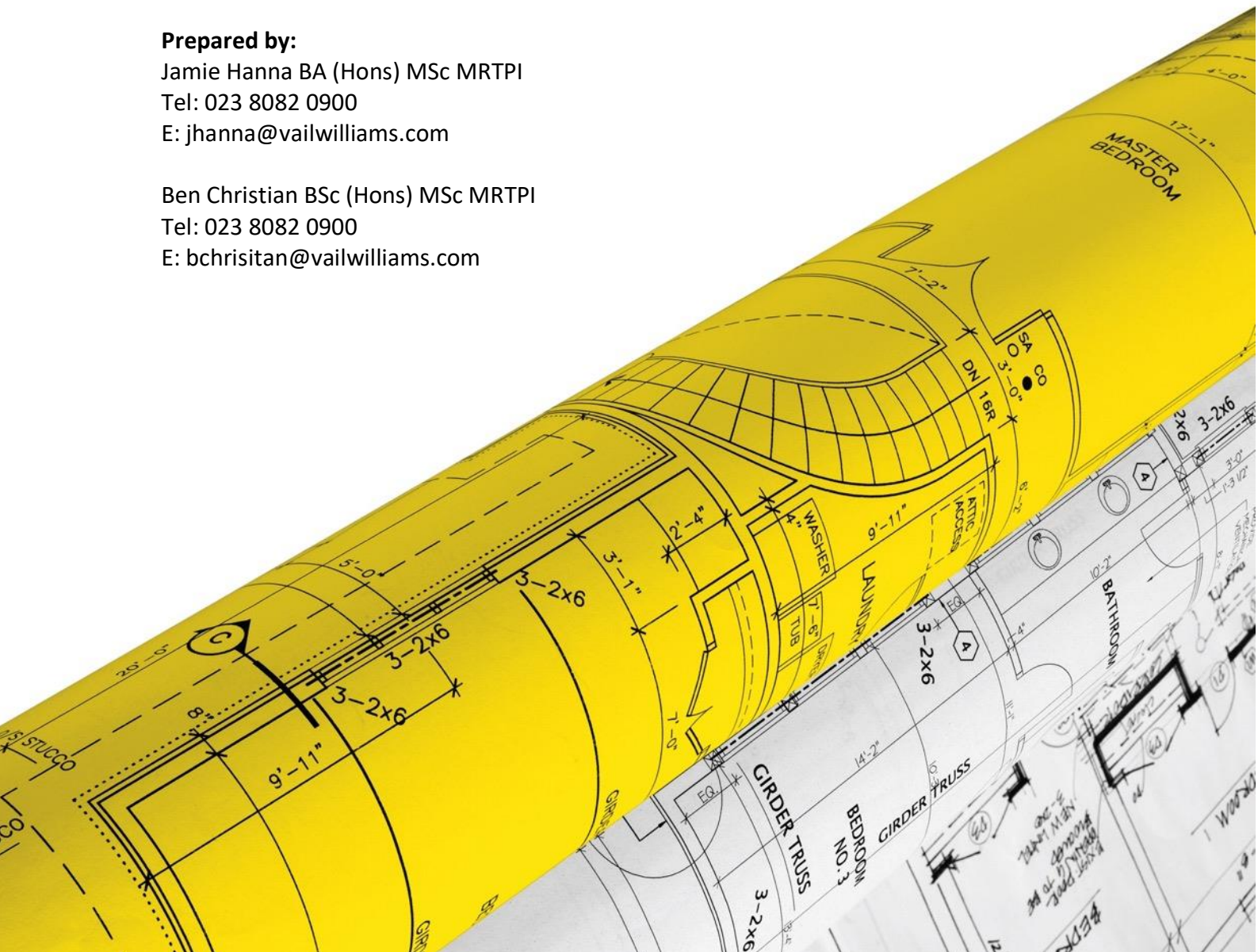
Leydene House, Waterberry Drive, Waterloo, PO7 7XX

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Prepared for:
Central Business Hub Limited

Prepared by:
Jamie Hanna BA (Hons) MSc MRTPI
Tel: 023 8082 0900
E: jhanna@vailwilliams.com

Ben Christian BSc (Hons) MSc MRTPI
Tel: 023 8082 0900
E: bchrisitan@vailwilliams.com



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1 Introduction

- 1.1. Vail Williams LLP has been instructed by Central Business Hub Limited to submit an application for a change of use of the site to an open B1 use. This application is accompanied by the following documentation:
- Application Form
 - CIL Form
 - Location Plan
 - Existing and Proposed Floor Plan
 - Site Plan

2 Site Description

- 2.1. The site is located within the built-up area of WaterlooVille and within the administrative boundary of Havant Borough Council
- 2.2. The application site comprises an existing employment building consented for B1 (b) and (c) use. The building is located within an existing employment area with a range of B1 (a), (b) and (c) uses to the north, west and south of the site. There is a cluster of B1 (a) uses immediately to the north of the site with the remaining surrounding uses being within the B1 use class. This demonstrates that B1 uses are considered to be acceptable in the area.
- 2.3. In addition to B uses in the area, there is a Lidl supermarket to the east of the site.



Site aerial courtesy of Google

- 2.4. The site is located within Flood Zone 1 according to the Government's Flood Risk Map for planning.
- 2.5. There are no Listed Buildings on or near the site according to Historic England's website.
- 2.6. There are no environmental designations on the site according to the Government's Magic website.

3 Planning History

- 3.1. There are a number of planning applications relating to the site according to Havant Borough Council's website:
- APP/16/00561 | Subdivision of existing light industrial unit into 2no. units plus addition of new external entrances. | Leydene House, Waterberry Drive, Waterlooville, PO7 7XX. Approved July 2016.
 - 99/52626/005 | Provision of 132m² additional floor space at first floor level within existing building with associated modifications to its North West Elevation and existing on-site parking layout | Micromill Electronics Ltd, Leydene House, Waterberry Drive, Waterlooville, Hampshire, PO7 7XX. Approved June 1999.

4 Proposed Development

- 4.1. The proposed application is for a change of use of the site to an open B1 use. The site is currently consented for only B1 (b) and (c) use. Therefore, the proposed change of use would allow for the option of the site being to be used for B1 (a) use.
- 4.2. The application does not involve any external alterations. The existing access and parking arrangements are retained.

5 National Planning Policy

National Planning Policy Framework (NPPF) Adopted 2019

- 5.1. Paragraph 8 of the NPPF details the three dimensions of sustainable development which are as follows:-
- **An economic role** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - **A social role** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - **An environmental role** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.2. Paragraph 10 states that at the heart of the NPPF is a presumption "in favour of sustainable development".
- 5.3. Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For decision-making this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
 - 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:
 - 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
 - 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.
- 5.4. Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.5. Paragraph 80 states 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.
- 5.6. Paragraph 81 states that planning policies should be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices, and to enable a rapid response to changes in economic circumstances. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.
- 5.7. Paragraph 82 states that planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.

6 Local Planning Policy

Havant Borough Core Strategy (March 2011)

- 6.1. Policy CS2 (Employment) states that planning permission will be granted for development proposals that:
1. Prioritise the use of previously developed land for the provision of new employment floorspace.
 2. Favour town centre locations for the provision of B1a offices and other town centre uses.
 3. Promote local employment and training initiatives on new employment sites particularly with regard to construction skills.
 4. Promote existing and potential business clusters and sectors particularly advanced manufacturing and marine businesses.
 5. Safeguard existing employment sites and allocations that are fit for purpose from development proposals for non-employment uses.
 6. Provide jobs, generate wealth or produce an economic output on existing employment sites that are not fit for current purpose.

7. Protect marine businesses located on waterfront locations from non-marine related employment and other uses.
8. Encourage smart economic growth and promote advances in information and communications technologies.
- 6.2. Policy CS6 (Regeneration of the Borough) states that planning permission will be granted for development which positively contributes by type of use and design and by its comprehensive approach to the social, economic and/or physical regeneration of the whole borough.
- 6.3. Policy DM3 (Protection of Existing Employment and Tourism Sites) states that the change of use or development of land or premises currently or last used for B use class employment purposes to non-B use class employment will only be permitted where it has been demonstrated that the land or premises are not fit for purpose and financially unviable for B use class purposes.

Havant Borough Local Plan 2036 Pre-Submission Draft (January 2019)

- 6.4. The Havant Borough Local Plan 2036 has not yet been adopted. While the plan has undergone extensive public consultation, there are a number of changes to be made and progress on the Local Plan has currently been halted pending a solution to the ongoing issue of nitrate neutrality. Therefore, the Havant Borough Local Plan 2036 carries little weight in decision making.

Parking Standards SPD

- 6.5. The Parking Standards SPD sets out the following parking standards for B1 uses:

Land Use	Car parking standard	Cycle standard (minimum)	
	Minimum parking standard	Long stay	Short stay
B1(a) office	1 space per 30 sqm Refer to note 1	1 stand per 150 sqm GEA note	1 stand per 500 sqm GEA
B1 (b)(c) high tech/light industry	1 space per 45 sqm	1 stand per 250 sqm GEA note	1 stand per 500 sqm GEA

7 Development Considerations

Principle

- 7.1. The application site is an existing employment unit and the proposed change of use to an open B1 use would not result in the reduction of employment floorspace in line with Policy DM3 of the Core Strategy. Furthermore, the implication of Policy DM3 is that there is a presumption in favour of employment development on the site.
- 7.2. While Policy CS2 of the Core Strategy prioritises the Town Centre for office uses, the site is located within an area which is capable of supporting an office use. There are other office developments adjacent to the site to the north and there are local amenities near the site such as the Lidl store to the east of the site.
- 7.3. Other B1(a) uses operate successfully in the locality indicating that this location is suitable for this type of use.
- 7.4. The proposed open B1 use would offer greater flexibility in which employment occupiers could use the site. A recent slowdown in the employment market has meant that there is less certainty in securing a letting for the existing floorspace. However, generally in the market there is a demand for office uses, however uptake of this has been impeded by high build costs making new build office development unviable. Therefore, the proposed conversion would meet this market demand while offering flexibility in line with Paragraph 80 of the NPPF.

- 7.5. Therefore, the proposed change of use is in line with Policy DM3 of the Core Strategy and Paragraph 80 of the NPPF.

Highways

- 7.6. The site has an existing access from Waterberry Drive which is considered to be acceptable in terms of visibility splays.
- 7.7. In terms of parking, the site has a total floorspace of 1150 m² GIA, resulting in a requirement of 38 parking spaces (based on a B1 (a) use). The site provides 44 parking spaces and therefore meets this requirement. In terms of cycle parking, based on a GEA of 575 m², the cycle parking requirement is 4 long stay spaces and 1 short stay space (based on a B1(a) use). The site provides a total of 15 cycle spaces which is above the requirement.

Ecology

- 7.8. There are no ecological designations on the site and there are no proposed external alterations as part of the application. Therefore, the proposed development is considered to be acceptable in terms of ecology.

Flood Risk

- 7.9. The site is located within Flood Zone 1 and is therefore considered to be at low risk of flooding.

Amenity

- 7.10. In terms of occupier amenity, there are no nearby B2 uses which would cause an adverse impact to an office occupier. Furthermore, there are other B1 (a) uses within the locality which suggests that this is an acceptable location for office development.

8 Conclusions

- 8.1. The proposed development is acceptable in principle as it involves the change of use of an existing building within an existing employment site to an employment use, in line with Policy DM3 of the Core Strategy. In addition, the proposed open B1 use would provide greater flexibility in line with Paragraph 80 of the NPPF.
- 8.2. Other B1(a) uses operate successfully in the locality indicating that this location is suitable for this type of use.
- 8.3. As detailed above, the potential for environmental impacts as a result of the proposed development have been assessed in detail and the assessments accompanies this planning application. The assessments conclude that the proposed development is acceptable and will not cause adverse environmental impacts.
- 8.4. The above analysis shows that the proposed development will be in accordance with adopted national and local planning policy and should therefore be approved.

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Our offices:

Birmingham

Edmund House
12-22 Newhall Street
Birmingham
B3 3EF
T: +44 (0)121 654 1065

Crawley

Unit 4 Peveril Court
6-8 London Road
Crawley
West Sussex
RH10 8JE
T: +44 (0)1293 612600

Woking

One Crown Square
Woking
Surrey
GU21 6HR
T: +44 (0)1483 446800

Heathrow

450 Bath Road
West Drayton
Heathrow
UB7 0EB
T: +44 (0)20 8564 8300

London

Dover House
34 Dover Street
London
W1S 4NG
T: +44 (0)20 3589 0050

Portsmouth

Lakeside North Harbour
Western Road
Portsmouth
PO6 3EN
T: +44 (0)23 9220 3200

Reading

550 Thames Valley
Park Drive
Reading
RG6 1PT
T: +44 (0)118 909 7400

Southampton

Savannah House
3 Ocean Way
Southampton
SO14 3TJ
T: +44 (0)23 8082 0900

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