

SUPPORTING STATEMENT

CONSTRUCTION OF NEW COFFEE SHOP DRIVE THROUGH (USE CLASS A1) AT ASDA, LARCHWOOD AVE, HAVANT, HAMPSHIRE, PO9 3QW

INTRODUCTION

- 1.1 This planning application seeks permission for a new Class A1 drive through coffee establishment (drive-thru), located at the Asda Store on Larchwood Avenue in Havant.
- 1.2 This application is made by Euro Garages Limited in conjunction with Asda Stores Limited. For the avoidance of doubt however, the application is made by Euro Garages Limited only. Euro Garages will develop and operate the proposed development as a franchise licensee.
- 1.3 This supporting statement is produced by Inspire Planning Solutions Ltd, on behalf of Euro Garages and forms part of the application submission, which also includes a full suite of plans. The supporting statement sets out an overview of the background to the proposals, an explanation of the details of the proposals and addresses the planning justification for the development. This covering statement should be considered as part of the submission and addresses details of the development.

BACKGROUND

- 2.1 Euro Garages Limited was set up in 2001 in Blackburn, Lancashire. As of July 2019, the company operates circa 6,500 roadside service operations globally. Over 400 of these sites are within the United Kingdom.
- 2.2 Euro Garages is now one of the largest independent forecourt and roadside convenience operators globally having acquired a number of facilities over the last 10 years. In the last 3 years, the company has undertaken a modernisation program of its UK and European portfolio as well as delivering a number of new to industry sites. In the period April 2018 to April 2019, Euro Garages received planning permission for 37 new roadside services made up of petrol filling stations and drive thru establishments.
- 2.3 In 2019 Euro Garages partnered with Asda Stores Ltd to deliver an enhanced customer experience at 30 Asda sites.

SITE LOCATION & CONTEXT

- 3.1 Asda Havant Supercentre is an established supermarket located towards the north-west edge of Havant. The application site is situated just off a roundabout at the junction of Hulbert Road (B2150) and Purbrook Way, a very short distance off junction 4 of the A3(M) motorway. An Asda Petrol Station is located to the north of the Asda store on the approach into the store, along with KFC and McDonalds outlets. A number of industrial/employment units are located in areas surrounding the Asda store.

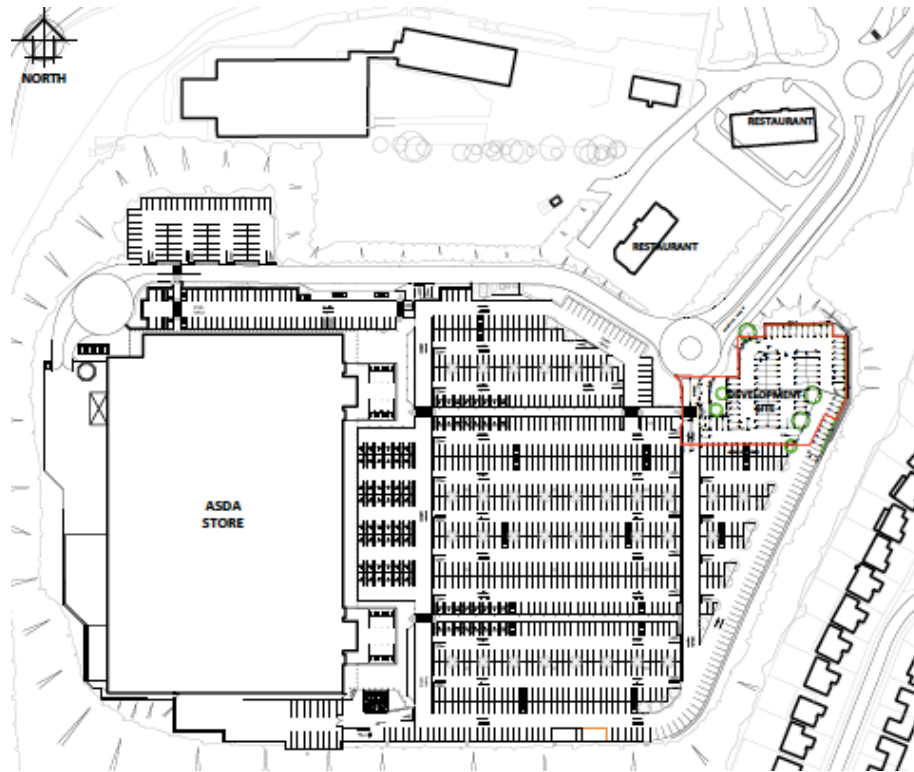


Figure 1: Location of Proposal (Euro Garages)

- 3.2 The application site is a relatively small proportion of the existing car parking area, located at the north-east corner of the existing car park, highlighted on Figure 1, above. Tree cover exists to the north and east of the site, which acts as a landscape buffer to the residential properties on Chestnut Avenue that are located to the east of the application site.

PROPOSED DEVELOPMENT

- 4.1 The proposed development is for the construction of a new coffee shop drive-thru, which will serve customers visiting the Asda Havant Supercentre whilst providing an enhanced roadside service offer for motorists.
- 4.2 The coffee shop comprises of a corporate modern design that has been rolled out nationally incorporating use of glazing, grey panels and wood cladding. The drive-thru coffee shop is supported by a multi-national brand that requires a corporate design which is intended to be recognised by customers, it is therefore of a fixed but accepted and attractive design. The elevation and layout treatment

is consistent with other branded sites across the UK as approved by various Local Planning Authorities and the Planning Inspectorate. The siting of the building also means that it will be somewhat inconspicuous and not easily visible beyond the immediate environs of the site.



Figure 2: Elevations (Jennings Design Ltd)

- 4.3 Access to the site will be gained from within the Asda car park as indicated in Figure 3, below. The development will result in the loss of some car parking spaces and the location has been chosen to reflect the area of the car park that is least used. Further information on the transport aspects of the development are provided separately as part of this application submission (see Technical Note, Dynamic Transport Consultant February 2020).

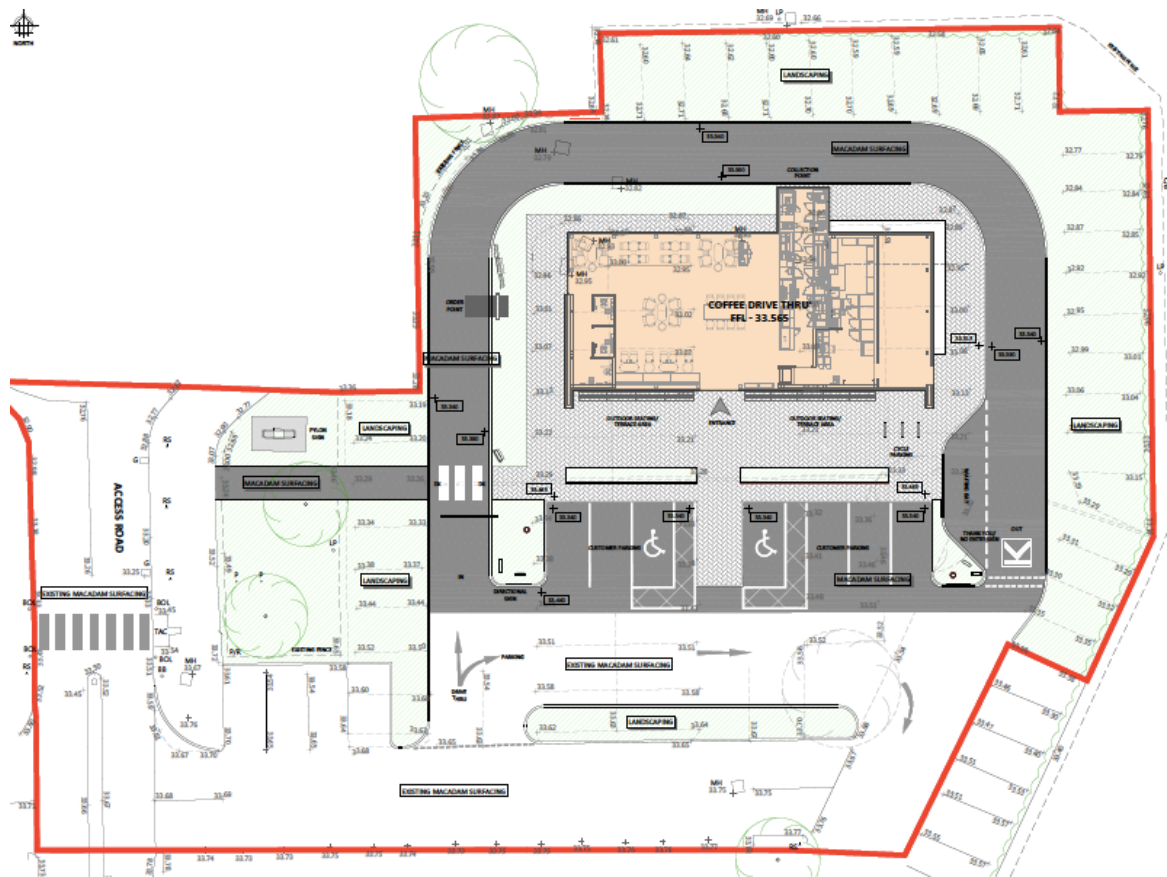


Figure 3: Proposed Site Plan (Jennings Design Ltd)

PLANNING ASSESSMENT

- 5.1 The Development Plan for The Borough of Havant currently comprises of the adopted Core Strategy (March 2011) and Adopted Allocations Plan (July 2014).
- 5.2 The emerging Local Plan 2036 is still at pre-submission stage and carried little weight in decision making at this stage.
- 5.3 The National Planning Policy Framework (update February 2019) is also a material planning consideration.
- 5.4 The application site is located within the urban area, but is not subject to any specific allocation within the development plan.

- 5.5 Policy DM19 (Small Shops outside Town, District and Local Centres) states that planning permission will be granted for small local shops outside Town, District and Local Centres provided: 1. The net sales area is less than 150 square metres; and 2. There are no other suitable or available sites within or on the edge of the nearest town, district or local centre.
- 5.6 The proposed coffee drive thru is an A1 retail use. The proposed site plans indicate that the proposed building would have a gross internal area of 200sqm, however the net sales area within the building is much less than this, meeting with the 150sqm area in Policy DM19, meaning that the proposal is supported by this part of the policy.
- 5.7 Notwithstanding this, the specific nature of the proposed retail use is very different from a retail use that could be accommodated within, or on the edge of a town, district or local centre and as a result there would be no need for a sequential assessment (as referred to in paragraph 86 of the NPPF/Policy DM19) to be carried out in any case; nor would there be any realistic potential for the proposed development to have an adverse impact on viability and vitality existing centres, given the nature of the proposal and its small size (an impact assessment as referred to in NPPF paragraph 89 would also not be applicable).
- 5.8 The application site is within the confines of an Asda Supermarket and forms part of a larger out of centre retail location. The use proposed is considered to complement those presently occupying the site and those on neighbouring sites.
- 5.9 The existing Asda Petrol filling station is ideally situated to serve motorists using the nearby highway network, including the A3(M), and it is considered that the proposed use would complement this, and the two drive thru restaurants located to the south of the filling station through the addition of an improved roadside offer for the motorist. In this respect, the proposals will serve a valuable safety function by allowing drivers to rest, relax and refuel, particularly on longer journeys.

- 5.10 The roadside service model requires a prominent and visible roadside presence that has a high volume of passing traffic or locations next to established retail/leisure destinations. Euro Garages operate in excess of 400 petrol stations/roadside services across the UK of which not a single one is located within a town centre. The majority of these are located outside of any type of centre with a handful being within retail parks. On this basis, the proposed development is more suited to an out of town location as opposed to a town or local centre. The proposed development could not realistically be situated in a town or local centre, as the proposed use is of a different function to town centre retail uses and the two are therefore not comparable.
- 5.11 To serve this roadside function, the proposed development is to be located in an area that is easily accessible to passing motorists, close to the main entrance of the supermarket, and will form part of an infrastructure network supporting sustainable transport. It is a common misconception that roadside services are intended only to provide fuel to motorists. Roadside services also provide for the welfare and safety of motorists and must include provision of resting, food, toilet breaks, fuel and air etc. This approach is consistent with recent appeal decisions, as well as other sites that Euro Garages have delivered throughout the UK where this planning position is acknowledged.
- 5.12 This position is supported in a recent planning appeal decision where an Inspector also acknowledged that a roadside service facility *“by definition is unlikely to be in a town centre”* (appeal reference: APP/C3105/W/16/3151655). A town centre location would not be suitable for the development as it is a roadside facility rather than a destination in its own right. In essence, if a planning authority is to insist that a road side facility should be located in a town centre, then it ceases to be a roadside facility.
- 5.13 It is considered that the proposed building would be acceptable in terms of its design, given the surrounding character, with a modestly scaled building that displays the recognised corporate branding required, but remains in keeping with surrounding buildings. Given the location of the proposed drive thru, this will also only be visible from within the immediate environs of the site.

- 5.14 Nine parking spaces would be provided on site, dedicated to the proposed coffee drive thru unit. While this would lead to a loss of some spaces from the existing Asda car park, these are infrequently used spaces and the spaces lost would be a very small proportion of the overall number of spaces serving the supermarket. It is not considered that the development would result in a lack of car parking or any significant highway safety or capacity issues.
- 5.15 The site is currently in use as a car park and it is considered the proposed use will be similar in nature in terms of vehicular movements and comings and goings. The residential properties to the east are already protected by a significant landscaped buffer of mature trees and this would continue to be the case. The residential amenities of neighbouring residents would not be harmed by the development.
- 5.16 The proposed development, once completed, will create up to 20 jobs (5 FT, 15 PT). This job creation will help strengthen the local economy and is consistent with provisions of both the development plan and NPPF. Accordingly, significant weight should be given to this benefit.

SUMMARY

- 6.1 This application is made for the construction of a new coffee shop drive thru and is both akin to and linked with the existing retail development on the Asda site, and drive thru restaurants close to the site.
- 6.2 As the supporting statement has indicated, the development is considered to be acceptable in principle and in accordance with relevant development plan and national planning policies, and with regard to all other relevant material planning considerations. The proposed development will also not have any harmful adverse effects on the highway network, the visual amenity of the area, or residential amenity.

- 6.3 In addition, the proposed coffee shop drive-thru will supplement and improve the existing roadside service offer of the petrol filling station and at the same time enhance the welfare and safety of motorists, as well as contributing toward employment generation.
- 6.4 On this basis, I respectfully ask that the application is considered and approved without delay.

FEBRUARY 2020