



Planning, Design and Access Statement

Unit 1A (GF), Lancer House, Hussar Court, Waterlooville, Hampshire, PO7 7SE

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Contents

1.0 Introduction 1

2.0 Site Location and Context 1

3.0 Development Proposals 1

4.0 Planning History 2

5.0 Planning Policy Context 2

6.0 Planning Justification 3

7.0 Conclusion 4

Appendices

Appendix 1: Site Location Plan

1.0 Introduction

- 1.1 This Planning, Design and Access Statement has been prepared in support of a change of use planning application at Unit 1A (Ground Floor), Lancer House, Hassar Court, Waterlooville, Hampshire, PO7 7SE. The description of development is as follows:

“Retrospective change of use application from B1 to A2/D1 use”.

- 1.2 This statement provides an assessment of the relevant planning history, planning policy and material considerations that will influence the acceptability of the proposed development. This statement demonstrates why the proposed A2/D1 use is acceptable in planning terms.
- 1.3 This statement should be read in conjunction with the following technical documentation which has been submitted in support of the application. The application has been prepared in line with the council's validation check list:
- Planning application forms;
 - Plans and drawings; and
 - This Planning, Design and Access Statement.

2.0 Site Location and Context

- 2.1 The site comprises a ground floor unit which is approximately 105.4 square metres. The unit is part of the Brambles Business Centre which has a varied range of businesses including offices, light industrial, as well as the retail park to the south west corner which is home to a large range of shops and facilities.
- 2.2 The unit is currently operating as a PIP assessment centre and it has come to our client's attention that this use needs to be regularised.

3.0 Development Proposals

- 3.1 The unit is currently being used as a PIP (Personal Independence Payment) assessment centre. Our client, Ascenti, is contracted to carry out these assessments on behalf of the Department of Work and Pensions. Ascenti is also a physiotherapy provider so it is anticipated that this activity could take place at the site as well should the business need change and the level of PIP assessments required reduce.
- 3.2 The approach taken across other Ascenti sites with the same use has been to apply for the dual use of A2 and D1 to allow sufficient flexibility for the business and for a consistent approach across the portfolio.
- 3.3 The activities that take place at the assessment centre include:
- One to one interviews and assessments in interview rooms to establish whether claimants are entitled to PIP;

- Review of medical and occupational history and functional restrictions; and
- Ascenti also undertake physiotherapy so this could take place at the site as well if and when there is a business need.

3.4 The layout of the unit is arranged with a reception/waiting area and 5 interview rooms. A layout plan has been submitted with the application.

4.0 Planning History

4.1 There is no planning history for the site according to the public planning file.

5.0 Planning Policy Context

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

5.2 The site is located in the administrative boundary of Havant Borough Council, where the development plan is the Local Plan and consists of:

- Havant Borough Core Strategy (adopted March 2011)
- Havant Borough Local Plan Allocations (adopted July 2014)

5.3 There are also a number of evidence base documents, SPDs and neighbourhood plans which are not directly relevant to this proposal.

5.4 The Council are currently preparing a new Local Plan which will cover the borough up until 2036. The pre-submission version has been consulted on and according to the Local Development Scheme which was published in January 2019, the new plan will be submitted to the Secretary of State in autumn 2019 with adoption likely later in 2020.

5.5 The following policies from the adopted Core Strategy and the Local Plan Allocations are considered to be relevant to this proposal:

- Policy CS2: Employment
- Policy CS7: Community Support and Inclusion
- Policy CS20: Transport and Access Strategy
- Policy DM11: Planning for More Sustainable Travel
- Policy WA2: Waterloooville Mixed Use Allocations

The National Planning Policy Framework

- 5.6 At the heart of the NPPF is the presumption in favour of sustainable development. Paragraphs 7 and 8 stress the importance of considering the three dimensions; economic, social and environmental jointly through the planning system to ensure sustainable development.
- 5.7 Paragraph 38 requires decision makers to approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers should seek to approve applications for sustainable development where possible.

6.0 Planning Justification

Principle

- 6.1 The site is part of an existing employment area which has a varied range of businesses including offices, light industrial, as well as the retail area to the south east which is home to a range of shops and facilities. The PIP assessment centre has been operating in the unit since 2017 and it has come to the operator's attention that this use should be regularised at this location and obtain the flexible use of D1/A2 in line with the rest of the portfolio. The loss of the B1 use is of a minimal impact given the small size of the unit, the fact that the PIP assessment centre is already operating and there are still other units within the complex available to rent implies that the B uses are not in high demand in this location. Although we are proposing a use that does not, in our opinion, fall under a B use class, it is considered to be an appropriate use in this location given that the PIP assessment centre still provides jobs. The assessment centre will bring more people to the area, supporting the surrounding businesses and therefore supporting the economic growth objectives which are set out in the Havant Borough Local Plan.
- 6.2 The site is allocated under policy WA2 which relates to Waterloooville mixed use allocations. This proposal is not in conflict with the allocation as it provides an employment use and does not harm any future aspirations for the site.
- 6.3 It should also be noted that a proportion of the unit could be changed to A2 for a two year period under class D of the General Permitted Development Order (2015). This is a clear sign from the Government that there is support for a mix of uses in what might have otherwise historically been a 'single use' area. It shows that an A2 use is compatible with the surrounding uses within the business park.

Design

- 6.4 The use of the unit as a PIP assessment centre has not affected the external appearance of the building. The internal layout has also remained the same.

Highways and accessibility

- 6.5 The application is located in a sustainable location with good links by public transport as well as the private car. The site is accessed from the B2150. Policy CS20: Transport and Access Strategy states that proposals will maintain or improve the range of transport modes accessible to the users of the development site with specific emphasis on public transport.

- 6.6 The nearest bus stop is approximately 0.4 miles or an 8 minute walk away located on Hambledon Road. This stop is served very frequently by services providing links into the town centre and a number of other locations.
- 6.7 The unit itself has 4 allocated parking space. This is currently working well and is proportionate to the scale of the unit and the amount of assessment rooms.

Amenity

- 6.8 The proposals will not result in any unacceptable impact on the amenity of neighbouring residents or businesses.

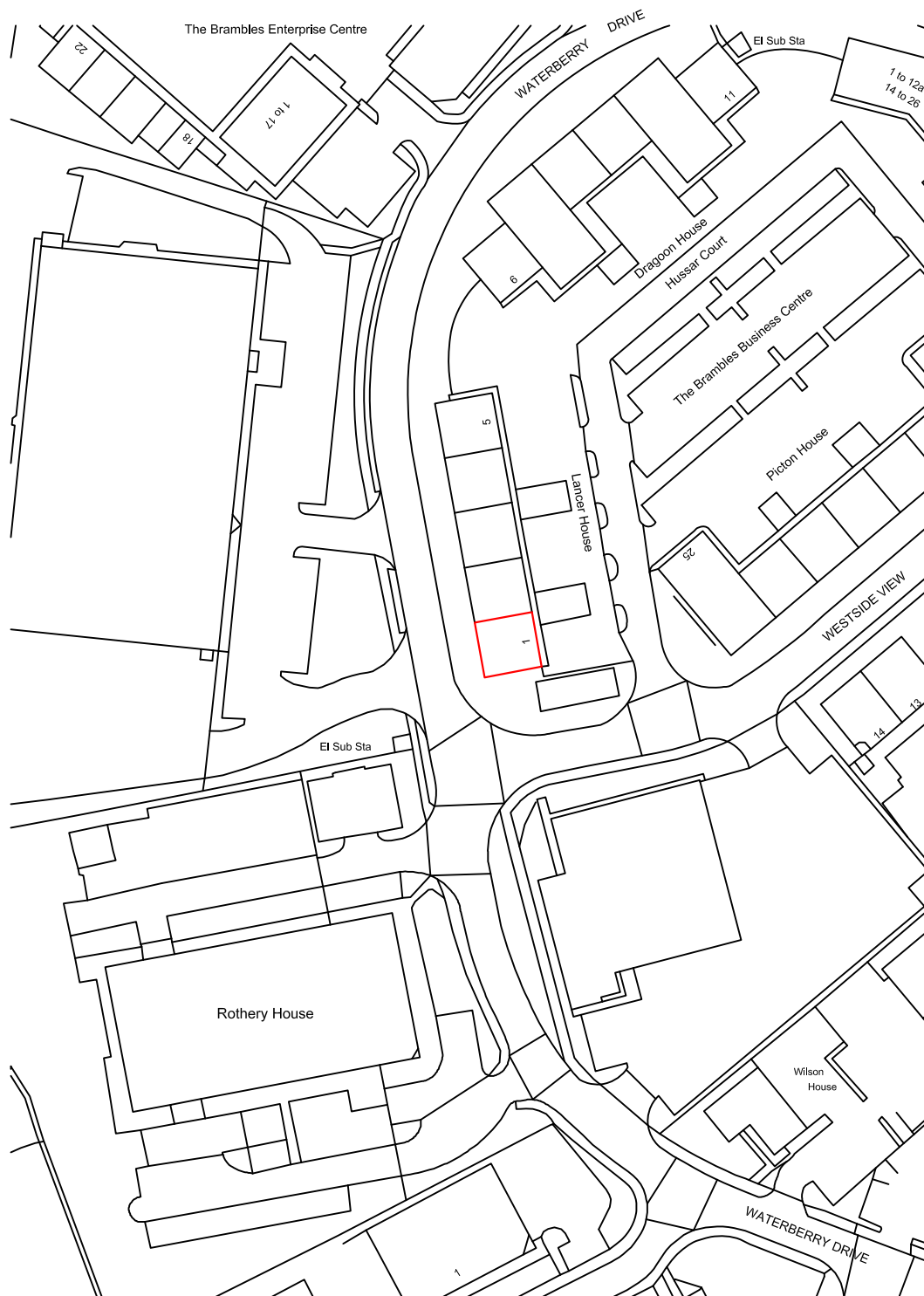
Economic benefits

- 6.9 The proposals are already providing economic benefits to Waterloooville and the wider area by providing jobs in a highly sustainable location. The proposal will also help people to access the benefits they could be entitled to.

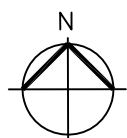
7.0 Conclusion

- 7.1 In conclusion, the proposal accords with the objectives of the Havant Borough Local Plan and the policies of the NPPF. The development provides economic benefits in a highly sustainable location and will enable people to access their Personal Independence Payments. Therefore, the development should be approved without delay.
- 7.2 Any further information required in relation to the PIP process can be provided on request.

Appendix 1: Site Location Plan



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Drawn TC
Checked PB

Site Location Plan

Drawing No
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