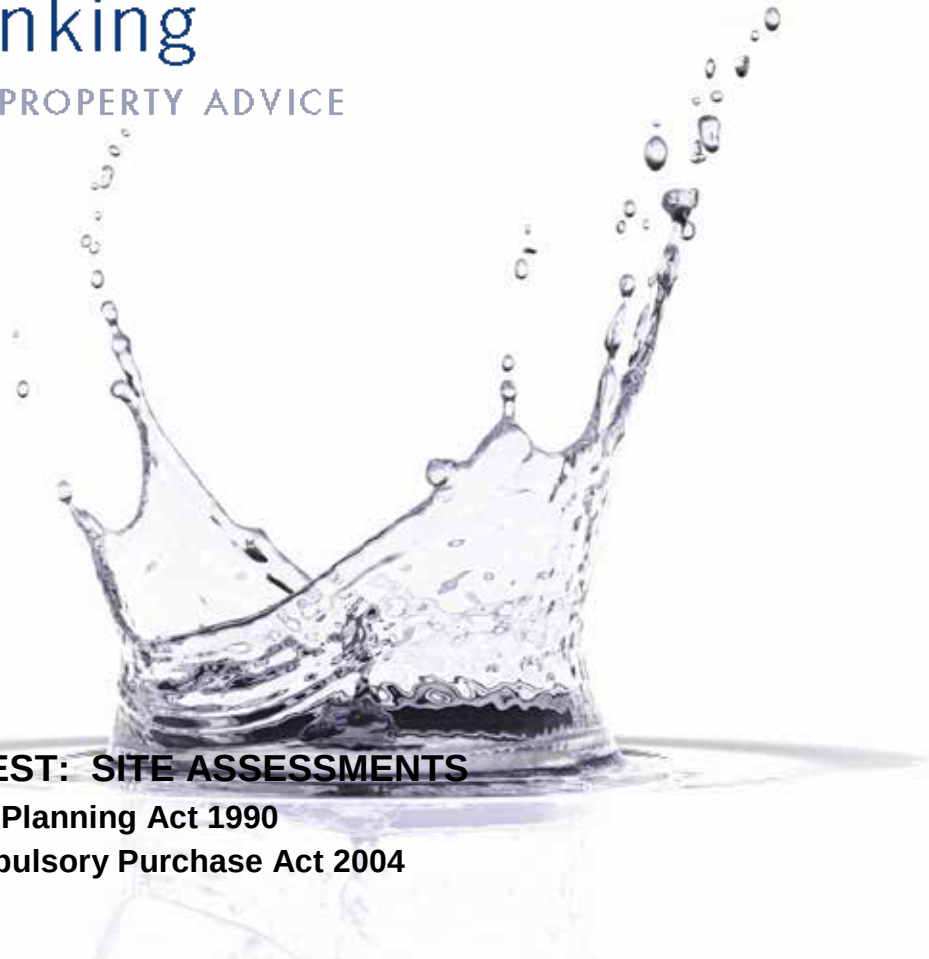


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COMMERCIAL PROPERTY ADVICE



SEQUENTIAL TEST: SITE ASSESSMENTS

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

Localism Act 2011

Outline planning application with all matters apart from access reserved for subsequent approval for the erection of Class B1(c) / B2 / B8 development and Class B8 Trade Counter use, Class A1 Retail, Class C1 Hotel, Class D2 Leisure and Classes A3 and A5 Drink / Food Establishments

On Behalf Of:

Hargreaves Properties Limited

Prepared By:

Sean Rooney MTCP (Hons) MRTPI

Harris Lamb | Grosvenor House | 75-76 Francis Road | Edgbaston | Birmingham B16 8SP

Telephone: 0121 455 9455 Facsimile: 0121 455 6595 E-mail: sean.rooney@harrislamb.com

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Date: 10th October 2018

Submission

SEQUENTIAL TEST: SITE ASSESSMENTS

Outline planning application with all matters apart from access reserved for subsequent approval for the erection of Class B1(c) / B2 / B8 development and Class B8 Trade Counter use, Class A1 Retail, Class C1 Hotel, Class D2 Leisure and Classes A3 and A5 Drink / Food Establishments

Main Contributors

Sean Rooney MTCP (Hons) MRTPI

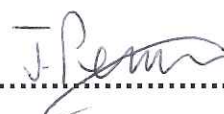
Issued By

Signature.....

Print Name.....SEAN ROONEY

Date.....18/10/2018

Approved By

Signature.....

Print Name.....JOHN PEARCE

Date.....18/10/18

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1.0 INTRODUCTION

This Sequential Test Report (“**STR**”) has been prepared by Harris Lamb Planning Consultancy (“**HLPC**”) on behalf of Hargreaves Properties Limited (“**The Applicant**”) in respect of the Applicant’s Proposed Mixed-Use Employment, Leisure and Retail Development (“**The Application Scheme**”) on land at the former BAE site Waterloo Park, Elettra Avenue, Waterlooville, Hampshire (“**The Application Site**”).

1.1 The Application Scheme comprises the following uses:

- A1 – Retail
- A3 – Food and Drink
- A5 – Hot Food and Takeaway
- B1(c) – Light industrial processes
- B2 – General Industrial
- B8 - Storage or Distribution and Trade Counter
- C1 - Hotel
- D2 - Leisure

1.2 It is acknowledged that the Class A and D2 uses comprise town centre uses. However, through correspondence with Jade Ellis From Havant Borough Council (31st July 2018), it was agreed that while a sequential assessment would not be needed to support the planning application, one would be provided to assess the likely impact on the town centre and its vitality and viability.

1.3 The Retail and Leisure Statement (“**RLS**”), produced by MWA Planning explains that the nature of the scheme is such that the only existing centre to be assessed in terms of retail impact and the Sequential Test is Waterlooville Town Centre.

1.4 The site is allocated for potential economic development, hotel and leisure uses under Policy WA2 (BD54) of the Havant Borough Local Plan (Allocations), July 2014 (“**HBLP**”).

- 1.5 Prior approval for the demolition of Block E (APP/16/00603) was granted in July 2016, however there is an extant planning permission for the use of Block E for leisure (Class D2) and/or non-food retail purposes, granted on 21st April 2016 (App. No. APP/15/00770). In granting planning permission in April 2016 it is acknowledged that there was no objection to the scheme on policy grounds.
- 1.6 Paragraph 89 of the NPPF advises that for main town centre uses outside of existing centres which accord with an up-to-date development plan, no impact assessment is required. This point is explored further in the Supporting Planning Statement (SPS) also prepared by HLPC. As the Council has accepted that the uses accorded with Policy WA2 (BD54) of the HBLP, it is understood that the policy position has not materially changed following the publication of the NPPF in July 2018.
- 1.7 We attach Appendix 1 to this STR the Scheme Layout which is the subject of the outline planning application submitted by the Applicant. (Reference No. 1618-SK35).
- 1.8 At Appendix 2 we attach the town centre boundary map for WaterlooVille as defined by Policy AL3.1 'Town, District and Local Centres' within the HBLP WaterlooVille Policies Map.
- 1.9 This STR has been structured as follows:
- In Part 2 we describe the Application Scheme and its individual components, confirming which of these constitutes town centre uses.
 - In Part 3 we describe the relevant planning policy background relating to the carrying out of sequential tests. In so doing we identify the Primary Shopping Area (Policy AL3.2) and town centre boundary for WaterlooVille (Policy AL3.1) as outlined within the HBLP, in addition to the relevant policies of the Framework and the PPG regarding the application of the sequential test.

- In Part 4 we set out the implications of recent case law regarding the application of the sequential test.
- In Part 5 we describe the methodology which has been undertaken for this sequential test. The methodology has regard to the physical circumstances of Waterloooville, the lack of any significant allocations in the adopted Local Plan and relevant policy guidance and case law regarding the application of the sequential test to town centre uses.
- In Part 6 we set out our assessment of these sites, which were identified through the sequential test exercise.
- In Part 7 we set out our conclusions.

The implications of the sequential test are considered fully in the Retail and Leisure Statement prepared by MWA Planning and the SPS prepared by HLPC.

2.0 THE APPLICATION SCHEME

- 2.1 The Planning Application details are described in the SPS prepared by HLPC and the Design and Access Statement prepared by LDA Architects.
- 2.2 The overall site area is 4.01 hectares (40,108sq.m). This contains the Application Scheme for which planning permission is sought.
- 2.3 The Planning Application is supported by an illustrative layout which outlines the proposed land use mix. The site is separated into two tranches of development, comprised of the following:
1. The larger, western parcel of the site has an area of approximately 2.98 hectares (29,820sq.m) and is contained by Elettra Avenue to the north and west and Silverthorne Way to the south. This parcel of the site will comprise B1(c), B2 and B8 trade counter uses.
 2. The smaller, eastern parcel of the site has an area of approximately 1.02 hectares (10,288sq.m) and is contained by existing A1 retail (supermarket) and A3 restaurant (fast food) uses to the north, Hambledon Road to the east and Silverthorne Way to the south. This parcel of the site will comprise A1, A3, A5, C1 and D2 uses.
- 2.4 In order to assist the undertaking of the sequential test exercise we first identify which of the above uses should be considered inappropriate for the application of the sequential test i.e. which of those uses would not normally be considered to be town centre uses.
- 2.5 The proposed B1(c) and B2 within the larger, western parcel of the site and the B8 uses within the eastern parcel are not considered to be uses which would normally be found in a town centre location; as such these uses have been excluded from the sequential test exercise. This the site area used for the purposes of the sequential test assessment is 1.02 hectares.
- 2.6 The westernmost point of the eastern parcel of the application site, containing the A1, A3, A5, C1 and D2 uses, is located approximately 325 km from the

edge of the nearest primary shopping frontage and approximately 150m from the edge of the Town Centre boundary. As such, it is in excess of 300 metres from the primary shopping area, and, within 300 m of the Town Centre Boundary, therefore is situated in an edge-of-centre location.

- 2.7 Accordingly the sequential test exercise has been undertaken on the basis of trying to identify a site of this size within the town centre since other edge-of-centre locations would not be sequentially preferable.
- 2.8 We comment upon the relevance of case law to the sequential test exercise and, in particular, on the issue of disaggregation in Section 4 below but we note now that, the basis of the sequential test is that it is not necessary to disaggregate the scheme.

3.0 RELEVANT PLANNING POLICY BACKGROUND REGARDING SEQUENTIAL TEST ISSUES

- 3.1 The overall planning policy background relating to the Application Scheme, including retail impact matters, is identified in the accompanying SPS and RLS. Accordingly, we focus on those policies that are relevant to the application of the sequential test.

1. Local Plan Policies

- 3.2 The town centre boundary of WaterlooVille is defined by the WaterlooVille Policies Map, within the HBLP. Policy AL3.1 of that plan identifies the extent of town centres and Policy AL3.2 outlines the Primary Shopping Area of WaterlooVille.
- 3.3 As mentioned previously, the site is one of 5 sites allocated for mixed-uses under Policy WA2 of the Site Allocations Plan. Specifically, the site is allocated under BD54 which supports economic development, hotel and leisure uses. The site is defined as out of centre for retail uses, and edge of centre for main town centre uses, and is judged to be within walking distance of the town centre. The policy acknowledges that there is scope to provide leisure uses that could not be accommodated in the town centre. It is pertinent to note, therefore, that the application site is allocated for certain town centre uses, namely the hotel and leisure element which form part of the application scheme.
- 3.4 Policies regarding the application of the sequential test are outlined within Core Strategy (CS) Policy CS4 and Policy DM19. These Policies reflect the need, underpinned by the sequential tests, to promote and protect the vitality and viability of town, district and local centres at the same time as maintaining an element of flexibility in order to be able to adapt to future economic changes.

- 3.5 It is noted in the Policy AL3 of the HBLP that the town centres will be promoted as a primary location for main town centre uses which include Retail, Leisure, Cultural and Office development.
- 3.6 Paragraph 3.49 of the Core Strategy advises that approximately 4,000 square metres net of new comparison goods floorspace should be located in the west of the borough with approximately 9,000 square metres net in the east. It advises that sites will be allocated in the Allocations Plan to meet these needs.
- 3.7 The issues of vitality and viability are addressed directly in the RLS and the compliance with the tests of Government Guidance is considered in the SPS.
- 3.8 The supporting paragraphs refer to the national policy set out in the Framework.

2. Policies of the Framework

- 3.9 Turning to the policies of the Framework, Paragraph 86 identifies the need to carry out a sequential test for planning applications which contain main town centre uses but which are not in an existing centre and which are not in accordance with an up-to-date Local Plan. The advice states that applications for main town centre uses should be located in town centres, then in edge-of-centre locations and only then, if suitable sites are not available, should out-of-centre sites be considered. The reference to 'availability' is clarified by reference to this being within 'a reasonable period', although the length of this period is not quantified.
- 3.10 When considering edge-of-centre and out-of-centre proposals, preference should be given to accessible sites that are well connected to the town centre. The definition of the edge of centre is set out in the Glossary to the Framework and this states that retail proposals within 300m of the primary shopping area can be regarded as edge of centre and other town centre uses are classed as edge of centre if they are within 300m of the town centre boundary.

- 3.11 The Transport Statement prepared by David Tucker Associates and the SPS prepared by HLPC comment in more detail upon the accessibility of the Application Site to the town centre and conclude that the Application Site is in a highly sustainable location.

3. National Planning Practice Guidance

- 3.12 The National Planning Practice Guidance supplements the policies contained in the National Policy Framework. Further guidance on the application of the sequential test is set out in the 'Ensuring the Vitality of Town Centres' section. The requirements of paragraph 86 of the Framework are reiterated. It is confirmed that the purpose of the sequential test is to guide main town centre uses towards town centre locations first, then, if no town centre location is available, to edge of centre locations, and, if neither town centre locations nor edge of centre locations are available, to out of town centre locations. Preference is given to accessible sites which are well connected to the town centre.
- 3.13 Paragraph 010 (reference ID: 2b-010-20140306) provides guidance on how the sequential test should be used in the decision-making process. It is for the applicant to demonstrate the compliance with the sequential test. Local planning authorities should support the applicant in undertaking the sequential test. The application of the test should be proportionate and appropriate to the given proposal. A checklist of considerations for the sequential test is provided. The checklist requires the need to demonstrate flexibility and to consider the suitability of more central sites. Consideration should then be given to flexibility in the format and/or scale of the proposal.
- 3.14 The concluding, third bullet point of paragraph 010 is clear, in that if there are no suitable sites in sequentially preferable locations then the sequential test is passed. Suitable sites must be sites that are available and appropriate for the given proposal. Appropriate sites include available sites that can accommodate the proposal but it should be noted that flexibility should be applied to the proposal concerned.

3.15 The guidance further advises at paragraph 011 that the use of the sequential test should recognise that certain main town centre uses have particular market and locational requirements. Therefore, there is an inherent acceptance in the PPG that the sequential test needs to have regard to the economic factors that influence locational decisions of businesses.

3.16 In summary, the application of the sequential test means:

1. Assessing whether there are any available sites that are suitable and in sequentially preferable locations.
2. Acknowledging the market and locational requirements of the uses concerned.
3. Ensuring the assessment is proportionate and appropriate to the given proposal.
4. Being flexible to demonstrate whether more central sites have been fully considered.

4. *Operation of the National Planning Policy Framework*

3.17 On the 16th December 2014 the Communities and Local Government Select Committee published their report on the operation of the National Planning Policy Framework. The report noted that the requirement to look at disaggregation in the application of the sequential test did not appear within the Framework. Planning Policy Statement 4 – Planning for Sustainable Economic Growth, which was superseded by the Framework, required local authorities to ensure that developers demonstrated flexibility over the scope for disaggregating specific parts of retail and leisure developments as part of a sequential test. The Committee’s report noted, however, that “there is no such provision in the NPPF”. It was recommended that the Government restored to the NPPF the policy on disaggregation for the application of the sequential test.

3.18 In February 2015 the Government published its response to the CLG Select Committee report into the operation of the Framework. In response to the request to introduce text into the Framework on disaggregation the Government advised that it recognised the Committee's view that planning policies should support the vitality and viability of town centres. The response further noted that the Framework makes it clear that the local authorities should apply a sequential test to main town centre uses to direct development to town centres, and then edge of centres only if suitable sites are not available in an out of centre location. However, this has not resulted in any amendments to either the Framework or the PPG requiring the application of disaggregation in the sequential test. It is, therefore, clear that, in applying the sequential test, the opportunity to divert development to sequentially preferable sites should be applied to the development as a whole.

4.0 CASE LAW IMPLICATIONS REGARDING APPLICATION OF THE SEQUENTIAL TEST

- 4.1 Section 3.0 of this report details the National Planning Policy Framework (NPPF) requirements in respect of the sequential test. The Planning Practice Guidance (PPG) thereafter indicates how the sequential test should be assessed in determining a proposal which is outside of a defined centre and not in accordance with the development plan.
- 4.2 In applying the sequential approach, Paragraph 86 of the Framework requires applicants and local planning authorities to demonstrate flexibility on issues such as format and scale; this contrasts to the former PPS4 guidance (policy EC15.1d) which specifically referred to 'car parking' and 'disaggregation' in applying the flexibility component of the test.
- 4.3 Consequently, prior to undertaking the sequential assessment in support of the application proposals, it is important to summarise the key considerations when determining whether sequential preferable sites (in this instance in-centre and edge-of-centre) are available and suitable to accommodate the proposed scheme. Whilst Paragraph 86 of the Framework makes no specific reference to the issue of viability in assessing the suitability of sites a brief overview of viability considerations is also provided for robustness where relevant; clearly a site which is not commercially viable will not, in practice, be 'suitable' for a development.

SEQUENTIAL TEST CONSIDERATIONS

1) Availability

- 4.4 The NPPF and associated PPG do not specifically reference how to determine whether any alternative sequentially preferable sites are available. It is however notable that an Inspector's Report in relation to a call-in inquiry in Rushden (known as Rushden Lakes) details at para. 8.55 that the Framework (2012 version) requires that a site is 'currently available' thereby, rejecting the approach taken in the now superseded Planning for Town

Centres Practice Guidance, which referred (para. 6.37) to availability within a reasonable period of time having regard to the urgency of the need. It is recognised that the Framework 2018 refers to the availability of sites within a reasonable period, although that period is not defined.

- 4.5 Further clarification has been given to the definition of 'availability' in a recent (December 2017) appeal decision in Hull (Kingswood) whereby the Inspector found (para. 59):

'...it would be unreasonable to exclude sites as non-available where there is a reasonable prospect that they will be both vacant and in single ownership within a matter of months'.

- 4.6 This conclusion is therefore adopted by the applicant in concluding whether sites are available to accommodate the proposed development.

2) Suitability

- 4.7 There are two important judgments in relation to the suitability component of the sequential test:

§ **Supreme Court Judgment** in respect of Tesco Stores Ltd (the appellant) v Dundee City Council (the respondent), which was issued on 21st March 2012; and

§ **High Court Judgment** in respect of Aldergate Properties Ltd and Mansfield District Council and Regal Sherwood Oaks Ltd, which was issued on 8th July 2016.

- 4.8 An overview of the respective judgments is provided below.

SUPREME COURT JUDGMENT (SCJ) IN DUNDEE

- 4.9 The Dundee SCJ provides a ruling on the interpretation of the 'suitability' component of the sequential test. In this case, the Court had to decide whether the word 'suitable' means '*suitable for the development proposed by*

the applicant, or *'suitable for meeting identified deficiencies in retail provision in the area'* (see paragraph 21 of the Judgment). Subject to the requirement for the applicant to demonstrate flexibility, the court endorsed the former and rejected the latter. The reasoning and clarification are set out in paragraphs 28, 29, 30, 36, 37 and 38 of the Judgment.

- 4.10 In Paragraph 28 of the Judgment, it is confirmed that 'suitable' means suitable for the development proposed by the applicant, but the judgement adds the qualification that there is a need for '*.... Flexibility and realism from developers and retailers as well as planning authorities*'. In paragraph 29, it is specified that provided the applicant has shown flexibility and had regard to the circumstances of the particular town centre, the question that remains is '*.... Whether an alternative site is suitable for the proposed development, not whether the proposed development can be altered or reduced so that it can be made to fit an alternative site*'.
- 4.11 Finally, Paragraph 38 of the Judgement confirms that '*...the whole [sequential] exercise is directed to what the developer is proposing, not some other proposal which the planning authority might seek to substitute for it which is for something less than that sought by the developer*' and that '*... developments of this kind are generated by the developer's assessment of the market that he seeks to serve....*' And that the sequential criteria '*... are designed for use in the real world, in which developers wish to operate, not some artificial world in which they have no interest doing so*'.
- 4.12 The Inspector in the aforementioned Rushden call-in inquiry describes the Dundee Judgment as being of '*seminal importance*' and states that it establishes:
- a) '*That if a site is not suitable for the commercial requirements of the developer in question, then it is not a suitable site for the purposes of the sequential approach*'; and:

b) *'That in terms of the size of the alternative site, provided that the Applicant has demonstrated flexibility with regards to format and scale, the question is whether the alternative site is suitable for the proposed development, not whether the proposed development could be altered or reduced so that it can be made to fit the alternative site'.*

4.13 Further clarification on flexibility is however provided in a more recent appeal decision in Hull (*Kingswood*) whereby the Inspector found (para 33) that:

'Flexibility in 'form' or 'format; could include: whether the proposal can be provided in one or more buildings; whether space is on one or more levels; how individual units are laid out; and how and where parking and servicing provision is made'.

4.14 However, as detailed later in this section, the conclusions reached in the *Kingswood* appeal are based on scheme and site-specific considerations (outline scheme with no named operators seeking flexible permission) which informed the Inspector's conclusions.

4.15 The *Mansfield Judgment* provides further clarification in relation to how the sequential test should be applied and it establishes a number of important principles, as follows:

1) *'In my judgment, "suitable" and "available" generally mean "suitable" and "available" for the broad type of development which is proposed in the application by approximate size, type and range of goods. This incorporates the requirement for flexibility in {24} NPPF and excludes, generally, the identity and personal or corporate attitudes of an individual retailer. The area and sites covered by the sequential test search should not vary from applicant to applicant according to their identity, but from application to application based on their content. Nothing in Tesco v Dundee CC, properly understood, holds that the application of the sequential test depends on the individual corporate personality of the applicant or intended operator' (Paragraph 35 of the Judgment).*

- 2) *Second, ‘.....NPPF [24] positively “requires” retail investment in the first place to locate in town centres rather than elsewhere.... Its thrust is rather more emphatic than those policies on which the Dundee decision was based]... NPPF [24] cannot therefore be interpreted as requiring “suitability” and “availability” simply to be judged from the retailer’s or developer’s perspective, with a degree of flexibility from the retailer, and responsiveness from the authority’ (Paragraph 37 of the Judgment).*
- 3) *‘Third, and of crucial importance here, still less can it [NPPF 24] be interpreted as envisaging that the requirement or preferences of an individual retailer’s trading style, commercial attitudes, site preferences, competitive preferences whether against itself or greater competition should dictate what sites are “suitable” or “available” subject only to a degree of flexibility. NPPF [23] and [24] are simply not couched in terms of an individual retailer’s corporate requirements or limitations (Paragraph 38 of the Judgment).*
- 4) *‘Any alternative approach would reduce the sequential test to one of the individual operator’s preference, with the suitability of centres, sites and their availability varying from applicant to applicant each proposing the same broad type or even identical form of development. This case illustrates just why on the proper interpretation of NPPF [24], the identity of the applicant or proposed occupier is generally irrelevant’ (Paragraph 39 of the Judgment).*
- 5) *“Available” cannot mean available to a particular retailer but must mean available for the type of retail use for which permission is sought’ (Paragraph 42 of the Judgment),*

4.16 Of crucial importance, therefore, is the conclusion that there is no inconsistency between the Dundee and Mansfield Judgments because the Supreme Court was referring to the suitability of sites by reference to the

type of development proposed by the applicant, and not to the identity of the applicant or proposed operator.

3) Viability

- 4.17 Reference to considering viability is made in the supporting Planning Practice Guidance which details that:

'The sequential test seeks to deliver the government's 'town centre first' policy. However as promoting new development on town centre locations can be more expensive and complicated than building elsewhere local planning authorities need to be realistic and flexible in terms of their expectations'.

- 4.18 However, the Inspector's report (para. 8.54) in respect of the aforementioned Rushden call-in Inquiry, does details that *'....the task is to identify sequentially preferable sites that are suitable and available which necessarily includes consideration of deliverability/viability'*. This is further reinforced by the aforementioned (recent) Kingswood appeal decision whereby the Inspector acknowledged that:

'The PPG at ID 2b-009-20140306 refers to viability as a criterion for identifying sites to meet identified needs for main town centre uses, but again only in the context of plan-making, not decision-taking. Nevertheless, it is material when applying the sequential test to consider whether alternative sites... can be viable in the sense there is a reasonable prospect they could be delivered'.

4) The Requirement for Disaggregation

- 4.28 The application does not require arbitrary disaggregation of the proposal for the purposes of the sequential test.

6) Area of Search/Catchment

- 4.29 The catchment analysed in this sequential test is based on Havant Borough West as defined in the Town Centres and Retail Leisure Study (2009). The application proposal (particularly the leisure uses) will predominantly serve Waterlooville and its immediate hinterland; this is the primary catchment for the proposal and is justifiable on the basis that Waterlooville is one of just two main Town Centres identified in the Havant Borough West Core Strategy.
- 4.30 Therefore, seeking to direct the proposed development to an alternative centre outside of Waterlooville would not address the current needs / deficiencies of the town.

7) Site Search

- 4.31 The application site is accepted to constitute an out-of-centre location in sequential terms given that it is beyond 300 metres from the principal shopping area for Waterlooville town centre as defined in the adopted Core Strategy and HBLP. However, the site has been identified as a appropriate location for the proposed uses. Furthermore, the site is considered, in accordance with the Planning Practice Guidance, to be an accessible out-of-centre site which is well connected to the town centre.
- 4.33 Therefore, out-of-centre sites further remote from the town centre have been discounted from the assessment; only in-centre and edge-of-centre sites have been considered.

5.0 METHODOLOGY FOR UNDERTAKING THE SEQUENTIAL TEST EXERCISE

5.1 The Applicant has previously assessed the suitability and availability of sites in 2013. The findings of that original report have been revisited and updated. The RLS explains that the Application Scheme is in an out of centre location, albeit in an accessible location. Accordingly, in order to undertake the sequential test exercise for the Application Scheme we have adopted the following methodology:-

1. We have identified the Primary Shopping Area (PSA) and town centre boundary by reference to the HBLP 2014, which contains an inset plan identifying the town centre boundary. (See Appendix 2 for relevant plans).
2. We have investigated opportunities for the identification of sites, first, within 300 metres of the PSA boundary the town centre boundary and, second, for sites on the edge of the town centre boundary having regard to the definition of edge of centre in the Glossary to the Framework. We have shown the PSA area and the 300 metres search area beyond the PSA on the Location of Sites Plan at Appendix 3. We have not looked at other out of centre sites beyond this area as they are sequentially no more preferable than the Application Site.
3. We have applied the Test of Suitability in order to determine if individual sites would be acceptable for retail development. In this context we have ruled out the possibility of sites being developed which are in public open space or private open space uses on the basis that this will entail a loss of open space, which would be contrary to Policy DM1 of the Core Strategy and the Framework. (Paragraphs 96 and 97 of the Framework). Also we have had regard to the impact of new development on heritage assets, their appearance, character and setting.
4. We have examined sites to determine if they are genuinely available within an appropriate period for the form of development required.

5. Based on the interpretation of policy and case law, we have not disaggregated any element of the Application Scheme.

6.0 ASSESSMENT OF SITES

- 6.1 The assessment has focused on the town centre of Waterloooville. Generally speaking, the centre comprises older buildings on relatively small plots. The centre is such that there are relatively few sites awaiting development. The physical characteristics of the town centre do affect the ability to physically accommodate additional town centre uses within or immediately adjoining the Primary Shopping Area.
- 6.2 We have assessed sites which are sequentially preferable to the Application site, i.e. those sites in or within 300 m of the Principal Shopping Area. We have also considered other sites in the Defined Town Centre and which adjoin the boundary in order to provide a robust assessment. We have split the assessment to consider sites for retail use and leisure sites separately.

Retail Sites

- 6.3 In assessing available sites, consideration has been given to whether the requirements of an operator could be adequately met. These include the ability for the site to be appropriately serviced by delivery vehicles and whether there is suitable car parking provision available in the interests of highway safety and impact. In addition, the commercial viability of redevelopment must also be a factor for consideration, taking into account any existing site constraints.

Vacant Sites

- 6.4 A Co Star search, undertaken on the 11th October 2018, of vacant properties in the town centre has identified the following properties.
- 1 – 11 Dukes Walk, PO7 7HS – 356 square metres
 - Wellington Park, Hambeldon Road – 171 square metres
 - The Boulevard Precinct, London Road – 96 square metres
 - 79 – 79A London Road – 37 square metres

- 95a London Road – 143 square metres
- 99 – 101 London Road – 607 square metres
- 222A London Road – 227 square metres
- 260 London Road – 147 square metres
- 262 London Road – 149 square metres
- 45 Mill Road – 46 square metres
- 34 Wellington Way – 63 square metres

6.5 On the basis of the above, whilst there are clearly units available, the size of these is not compatible with what is envisaged as part of the application proposals. As such, the units are unsuitable and are discounted from this assessment.

Allocated Sites

6.6 The previous Retail and Leisure Assessment submitted in support of planning application APP/13/00893 assessed three allocated sites in the Havant Borough Local Plan, which included:

- Stakes Hill Road (Saved Policy TC2)
- Land adjoining 310-312 London Road (Saved Policy TC3)
- St Georges Walk / Portland Road (Saved Policy WTC4)

6.7 These were all assessed as being unsuitable for various reasons including their availability, viability and ability to accommodate the scale of development proposed.

6.8 At the time of the previous assessment a number of draft allocations were assessed. These sites have subsequently been included in the adopted Site Allocations Plan and include:

W56 Former Curzon Rooms

- 6.9 The site is currently in use as a car park. It is not large enough to accommodate the proposed development and therefore is not considered suitable.

W109 Asda/Clock Tower

- 6.10 The site is still occupied by Asda and therefore is not currently available for redevelopment.

W110 Wellington Way

- 6.11 The site is not currently available. Any redevelopment would need to consider how existing occupiers were relocated.

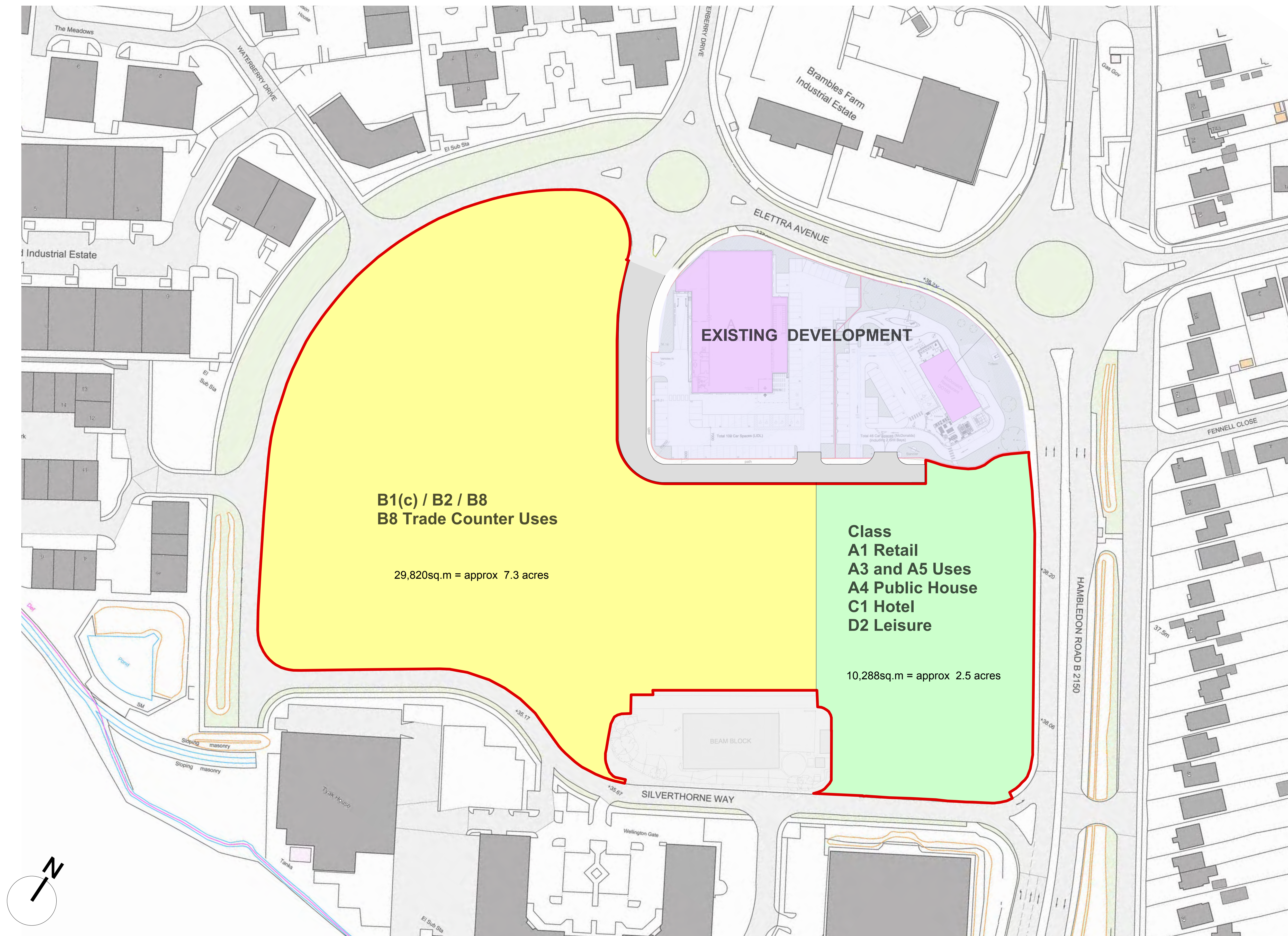
W135 West of Asda/Blue Star Site

- 6.12 The site is yet to be developed. However, whilst town centre uses are considered suitable on the site, it is also allocated to accommodate 50 dwellings. It is, therefore, unlikely to be able to accommodate all of the proposed development on the site.
- 6.13 The Sequential Test has identified a number of units and allocated sites in the town centre and these have been assessed as to their suitability to accommodate either Class A1, A3 or A5 uses. Notwithstanding that individual units or sites may be suitable for individual occupiers, the intended uses are proposed as part of an overall leisure, retail and employment development. The scale of development proposed and the likely benefits that can accrue would not be deliverable if the development was divided and disaggregated amongst a number of disparate sites around the town centre. As such, we conclude that none of the other sites are sequentially preferable.

7.0 CONCLUSIONS

- 7.1 There are no suitable or available sites that are sequentially preferable. The Sequential Test exercise required by Core Strategy Policy CS4 and paragraph 86 of the Framework 2018 is, therefore, passed.
- 7.2 We do not consider this to be a surprising outcome given the physical and historic nature of the buildings within the centre of Waterloo. Any sites of significant size have already been developed and remaining opportunities are too small to accommodate the Application Proposal.

Appendix 1

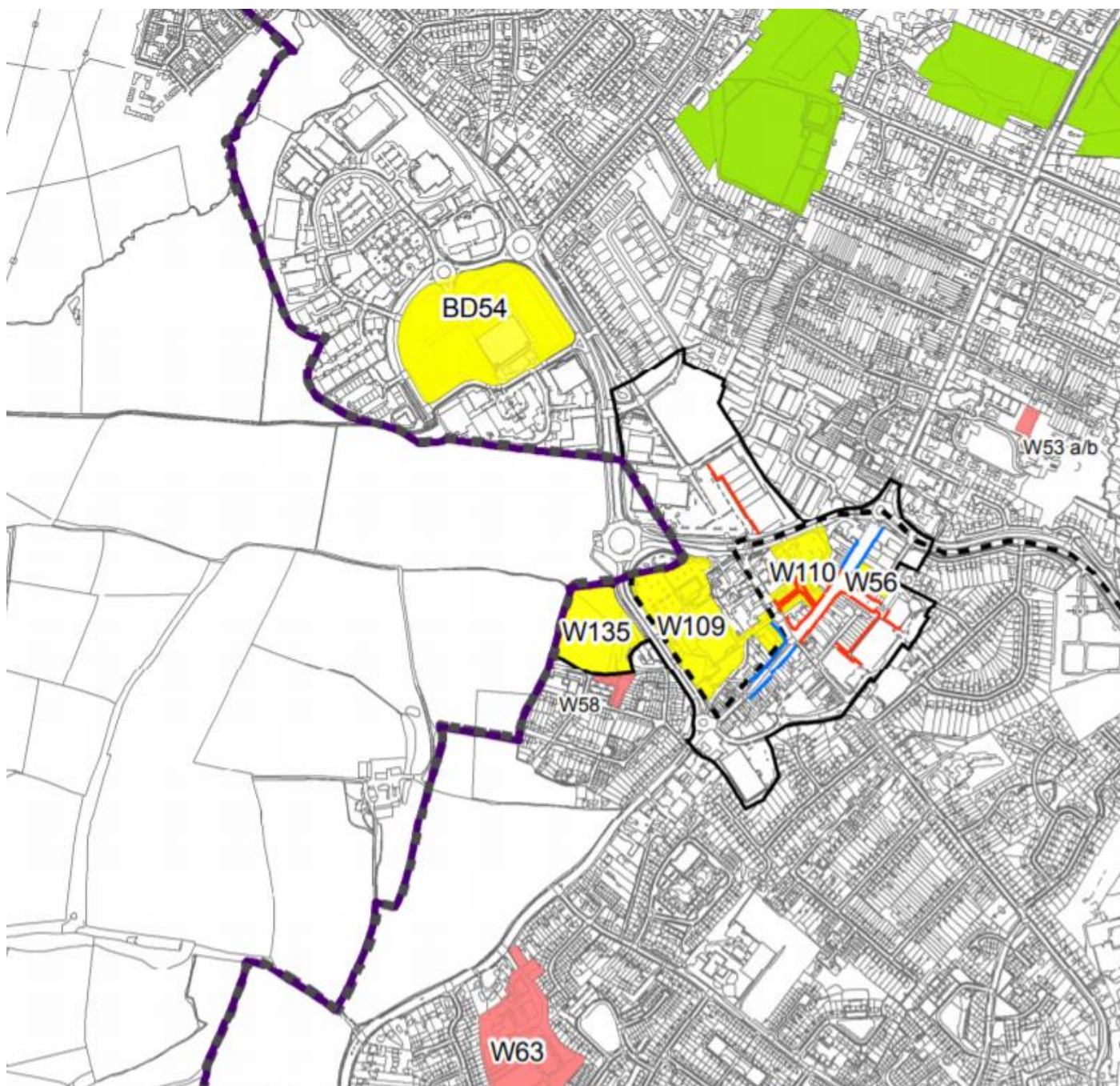


- KEY
- PROPOSED DEVELOPMENT SITE
 - B1(c) / B2 / B8
B8 Trade Counter Uses
 - Class
A1 Retail
A3 and A5 Uses
A4 Public House
C1 Hotel
D2 Leisure

C	30-8-18	User classes updated
B	15-8-18	Key updated
REV.	DATE	DESCRIPTION
PROJECT WATERLOO PARK WATERLOOVILLE HAMPSHIRE		
DRAWING SITE DEVELOPMENT PLAN USE CLASSES		
CLIENT 		
SCALE NTS @ A3 1:750 @ A1	DRAWN mp	
DATE August 2018	CHECK cg	
DRAWING NO. 1618-SK35	REVISION C	
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PROPOSED SITE USE

Appendix 2



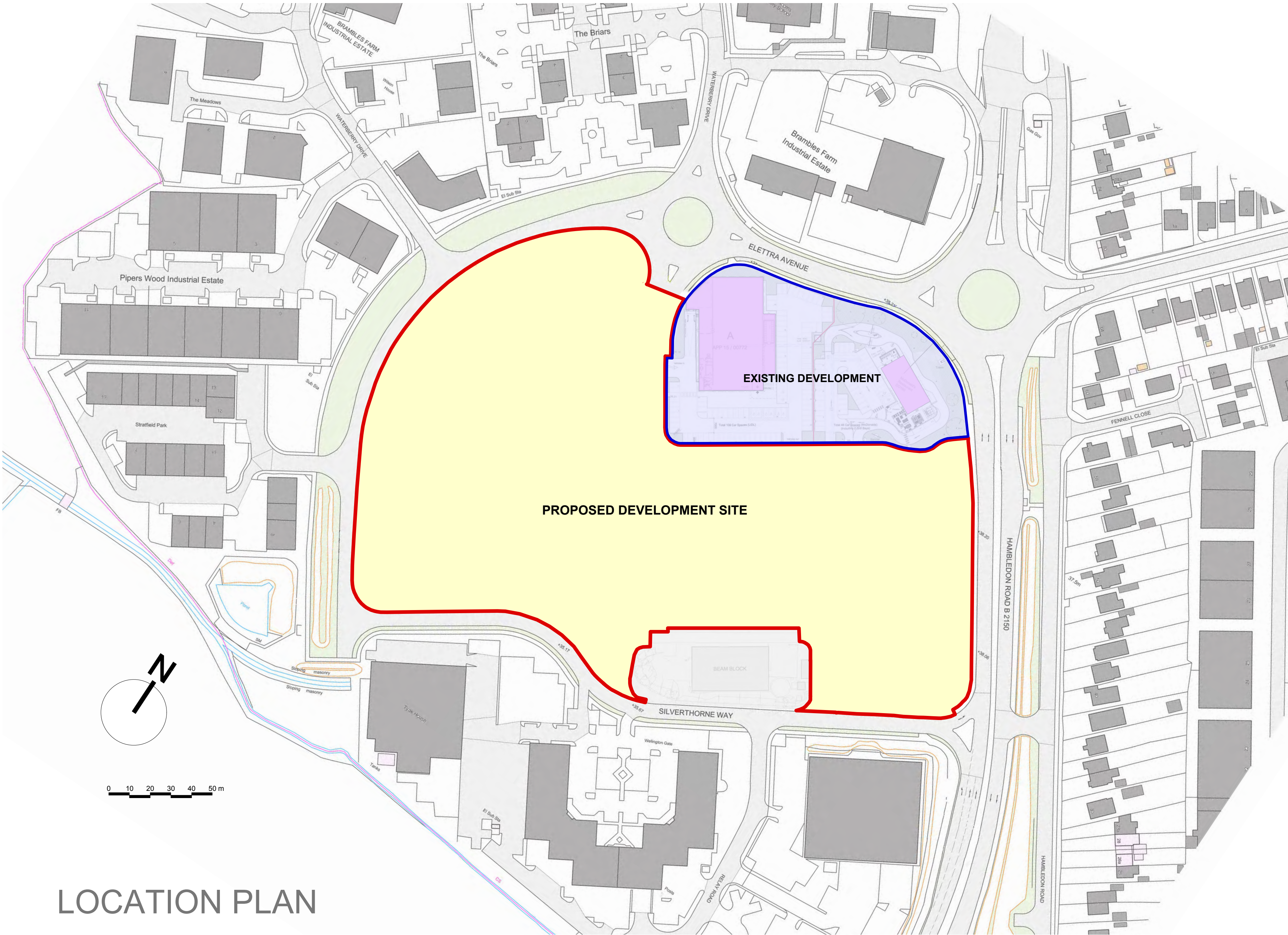
- | | | | |
|---|---|---|---|
|  | Borough Boundary |  | DM23 Uncertain Sites Brent Geese and/or Waders |
|  | AL2 Urban Area Boundaries and Undeveloped Gaps Between Settlements |  | DM23 Important Sites Brent Geese and/or Waders |
|  | AL3.1 Town, District and Local Centres |  | Housing Allocations |
|  | AL3.3 Primary Frontages |  | Mixed Use Allocations |
|  | AL3.4 Secondary Frontages | | |
|  | AL5 Indicative Cross Borough BRT Route | | |
|  | AL8 Local Green Spaces | | |

Appendix 3

KEY

APPLICATION BOUNDARY

OTHER LAND IN APPLICANT'S CONTROL



LOCATION PLAN

PLANNING

REV.	DATE	DESCRIPTION
PROJECT WATERLOO PARK WATERLOOVILLE HAMPSHIRE		
DRAWING SITE LOCATION PLAN		
CLIENT H Hargreaves		
SCALE NTS @ A3 1:1250 @ A2		DRAWN mp
DATE Sept 2018		CHECK cg
DRAWING No. 1618-PL-100		REVISION
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LDA

Chartered Architects

LDA (Architects) Limited
24 Church Street West
Woking
Surrey.
GU21 6HT

T. 01932 828933

E. lda@ldaarchitects.co.uk