



Supporting Statement

88a Jubilee Road
Waterlooville
PO7 7RE

1. Introduction

- 1.1. This statement has been prepared to support the following proposal:
- Change of use from business (B1) to special needs school (D1) to provide new food tech and design technology classroom/workshop teaching block; including external alterations and new canopy; six additional car parking spaces; new 1.8m high fencing to parts of site; and change of use of residential garden to school grounds.
- 1.2. This statement addresses the loss of the present business unit.
- 1.3. The Town Planning Experts act as planning consultants for the applicant.

2. Site History

- 84-86 Jubilee Road
- 2.1. APP/13/00947 – Change of use from office (B1) to school (D1). Permission 2013
- 2.2. APP/16/00275 – Erection of stand alone two classroom block located in car park to front of existing building. Permission 2016

3. Policy Framework

3.1 National Policy

3.2. Sustainable Development

3.3. The National Planning Policy Framework (NPPF) was introduced on 24 July 2018 and sets out the Government's planning policies for England and how these are expected to be applied.

3.4. It indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies that there are three dimensions to sustainable development – economic, social and environmental.

3.5. Planning can assist the economic role by building a strong, responsive and competitive economy; the social role by supporting strong, healthy and vibrant communities, and the environmental role by protecting and enhancing our natural, built and historic environment. These roles are seen as mutually dependent.

3.6. The NPPF advises in para 9 that:
Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

3.7. With regard to economic growth it states in para 80:

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.

3.8. Regarding the redevelopment of sites it advises in Paragraph 121:

Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:

make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.

3.9. Para 94 encourages authorities to:

give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.

Local Policy

3.10. Local policy is set out in the Havant Core Strategy adopted in March 2011. It sets out the Borough Council's vision for the area up to 2026.

3.11. Policy DM3 states:

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. Where it is clearly demonstrated that the site is no longer suitable for B use class employment, other types of economic development should be considered in the first instance. These uses will be expected to provide employment opportunities of similar quality and quantity as those which previously existed. Only if another type of economic development cannot be found which provides similar quality and quantity of employment opportunity, will other uses then be considered.

3.12. The Havant Borough Local Plan 2036 is in the course of preparation and is intended to set the policy for the Borough beyond 2026. The first draft was put out for consultation in January-February 2018.

3.13. Policy C2 of the Draft Plan takes this policy forward, but recognises that different considerations apply depending on the location of the premises:

Premises currently or last in use for employment within the established employment areas (as defined on the proposals map) will be protected. The change of use or redevelopment of an employment site within these areas to a non-employment use only will be permitted where:

- a. There is available and suitable alternative accommodation which enables the occupier(s) to relocate within Havant Borough; and*
- b. It can be demonstrated that either:*
 - i. It is not financially viable for employment purposes considering the costs of any development or refurbishment; or*
 - ii. There is no reasonable offer for employment purposes having been received for sale or rent, following a realistic and active marketing exercise.*

Outside of the established employment areas, the change of use or redevelopment of employment sites to a non-employment use within the defined settlement boundary will only be permitted where there is available and suitable alternative accommodation which enables the occupier(s) to relocate.

4. Planning Considerations

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| <p>4.1. This statement seeks to address the loss of the existing business unit at 88a Jubilee Road only.</p> <p>4.2. Until recently the premises were occupied by Speedcut Ltd, a small engineering company manufacturing precision engineering items. It employed 3 persons.</p> <p>4.3. Notwithstanding its commercial use it stands to the rear of residential properties in Jubilee Road and backs on to Jubilee Park.</p> <p>4.4. Th Council's current policy DM3 requires proof that the premises are no longer suitable for commercial use, which normally means marketing the property for a period of 12 months to indicate if there is or is not commercial interest in the premises.</p> <p>4.5. While the Council will accept evidence that the premises are no longer fit for purpose or no longer financially viable, it will still expect to see the premises put to a similar commercial use.</p> <p>4.6. Notwithstanding the impact of potential noise nuisance and associated traffic on the occupiers of the adjacent houses the policy takes no regard to the location or desirability of retaining a non-conforming commercial use.</p> | <p>4.7. The Havant Borough Local Plan 2036 is at a very early stage and as such carries little weight but does indicate a direction of travel.</p> <p>4.8. It separates commercial uses into two categories – those within designated employment uses and those which are not.</p> <p>4.9. 88a Jubilee Road is not in a designated employment area.</p> <p>4.10. In such cases it is sufficient to show alternative premises are available.</p> <p>4.11. Speedcut Ltd have relocated to 4 Downley Point, Downley Road, Havant.</p> <p>4.12. It is also noted that there are premises available at 16 and 21 Anson Road nearby and land for new units at Berewood, which is also in close proximity to this site. (see Rightmove July 2018)</p> <p>4.13. If permission is granted, the intention would be to increase the number of full and part-time staff from 15 to 23, an increase of 8 additional jobs.</p> |
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5. Conclusion

- 5.1. The application seeks to convert this existing business unit to additional teaching facilities for the adjacent school.
- 5.2. The premises lie outside any designated employment area, and immediately behind and adjacent to residential properties.
- 5.3. While there has been no testing of the market it is believed that the location of the premises would deter likely occupants, and that suitable alternative premises are readily available both nearby and in the Borough which would be preferable to potential users.
- 5.4. This is evidenced by the former occupants relocating to Havant.
- 5.5. The proposed use would also see an increase of 8 staff employed by the school, an increase of 5 staff over the former use.
- 5.6. As such it is considered that the proposed development would comply with the relevant policies within the Local Plan and the emerging Borough Local Plan together with the overarching guidelines within the National Planning Policy Framework.
- 5.7. It is therefore respectfully requested that that planning permission be granted for the proposed development.