Nathaniel Lichfield and Partners

Planning Design Economics

Head of Planning
Development Control Department
Havant Borough Council
Civic Centre Road
Havant
Hampshire
PO9 2AX

14 Regent's Wharf
All Saints Street
London N1 9RL

020 7837 4477
london@nlpplanning.com

nlpplanning.com

Date 16 December 2010
Our ref 12397/SB/NB/RM/1221880v1
PP ref PP-01319463

Dear Sir or Madam

Site at Unit 18, The Westbrook Centre, Grassmere Way, Waterlooville, PO7 8SE
Planning Application for a Replacement Retail Store (Class A1 Retail Use) and Associated Works

Nathaniel Lichfield and Partners (NLP) act as planning consultant to Tesco Stores Limited in respect of the above site. We are instructed to submit the enclosed application for a replacement Tesco Express retail store with associated works including an automated telling machine, six security bollards, roof level air conditioning and refrigeration condenser units and landscaping at above site. The site is currently cleared and vacant following a fire at the previous Tesco Express store that stood on the site in July 2010 which resulted in the total loss of the building.

Application Submission

In accordance with the Council's validation requirements and following discussion with Officers, we enclose the following for your consideration:

1 Completed Planning Application Form;

2 Completed Certificate B and Agricultural Holding Certificate;

3 Archer Architects drawing no. 4128 (P)103: Existing and Proposed Building Plan (including Site Location Plan);

4 Archer Architects drawing no. 4128 (P)203: Proposed Building Elevations;

5 Archer Architects drawing no. 4128 P-103-6: Proposed Building Section & Roof Plan;

6 Ground Control drawing no. GC.43652.001.A: Planting Plan;

7 Sitechnics drawings no. SD10372-01: Topographical Survey;

8 Design and Access Statement prepared by NLP; and

9 Noise Assessment prepared by KR Associates.

Nathaniel Lichfield & Partners Limited
Registered Office
14 Regent's Wharf
All Saints Street
London N1 9RL

Registered in England No. 2778116
Regulated by the RICS
Please visit our website for further information and contact details

Offices also in
Cardiff
Manchester
Newcastle

Additionally, drawing no. 2274ELE1D Rev D: Proposed Elevations (2 pages) is provided for illustrative purposes only.

A cheque in the sum of £1,675 made payable to Havant Borough Council in respect of the application fee has been sent under separate cover.

Background to Application

The previous store on the site was granted permission on 10 June 1997 (reference 97/62282/000), this permission was itself a for replacement retail store and the principle of retail use at the site therefore pre-dates this permission. Subsequent permission have been granted for a portable cabins housing a temporary store (permissions 03/62282/001 and 03/62282/004 dated 27 February 2003 and 28 January 2004), new shop fronts and ATM (04/62282/004 dated 30 March 2004) and refrigeration plant and associated enclosure (05/62282/008 dated 9 May 2006).

This application for a replacement convenience store follows a fire at the site in July 2010 that destroyed the previous Tesco Express store that stood on the site. Tesco are committed to replacing the building and providing a local convenience store within the Westbrook Centre to serve the local population.

The Tesco development team met with various stakeholders to discuss the replacement store on 2 August 2010, including; Stephen Cantwell (Development Control Team Leader, Havant Borough Council (HBC)), Councillor David Keast (Ward Councillor), Tim Pointer (Community Safety Team Leader, HBC), Chris Walters, Sally Terry (both Hampshire Police) and Ian Gray (Hampshire Fire and Rescue). The comments of Adele Maher (Senior Urban Designer, HBC) were received on 20 August 2010.

The design and layout of the proposal responds positively to the above pre-application engagement and local circumstances whilst providing a viable redevelopment proposal for Tesco.

Site and Surrounding Area

The site is currently vacant and has been cleared of debris following the fire. Consequently, it currently consists of hard standing (the floor slab) surrounded by protective hoardings.

The site surroundings comprise a mix of commercial units within the Westbrook Centre and residential uses to the west across Tempest Avenue (the rear of properties on Plumpton Grove) and south across Grassmere Way (the rear of properties on Damask Gardens). Immediately to the north there is a recycling area with the Westbrook Hall Community Centre beyond, to the east are the commercial uses within the Westbrook Centre and associated parking, to the south and west are Grassmere Way and Tempest Avenue with residential uses beyond.

The surrounding buildings in the Westbrook Centre are two storeys in height with pitched roofs. They are constructed from a red brick with grey tiled roofs. The surrounding residential areas consist of two storey brick built houses with pitched roofs.

The site is accessed from Grassmere Way immediately south which itself is accessed from Tempest Avenue. There are approximately eight car parking spaces immediately in front of the store

with further parking to the east serving the Westbrook Centre. A servicing bay is located immediately north east of the former store. The site is accessible by public transport with an existing bus stop adjacent to the site along Tempest Avenue served by bus route 37 which provides services to and from Havant, Waterlooville and Petersfield.

The site functions as part of the Westbrook Centre which comprises of a mix of local services to the neighbouring population. Existing occupiers of the Centre include a pharmacy, beautician and a public house. The Havant Borough Local Plan (as saved 2008, HBLP) identifies the site as falling within the defined Grassmere Way Local Centre which, along with the other Local Centres, 'generally provide for the day to day shopping needs of local residents' (para. 276, HBLP). This designation is retained in the emerging Havant Borough Core Strategy which is at an advance stage having been submitted to the Secretary of State in June 2010. The site is also with Waterlooville Urban Area (HBLP Policies UA1 and UA2). The site is not covered by any other policy designations.

The Proposal and Justification

This application proposes a replacement Tesco Express retail store with associated development including the installation of an automated telling machine (ATM), six security bollards, roof level air conditioning and refrigeration plant and associated landscaping. The store signage is shown on the application drawings for illustrative purposes and is the subject of a separate application for advertisement consent.

No changes are proposed to the existing and established access, parking and servicing arrangements for the retail store. The scale and function of the retail store within the Local Centre will not change as a result of the proposal.

Principle of the Development

The proposed replacement retail store will provide 301sqm (GEA) of Class A1 retail floorspace within the defined Grassmere Way Local Centre. The proposed Tesco Express store replaces a previous store of the same scale and function on the site.

Tesco Express stores have been developed by Tesco to meet people's day-to-day and basket shopping needs close to their homes in small stores. It is important to recognise that these stores do not contain the same extensive product ranges found in larger Tesco stores, stocking primarily convenience goods. Express stores typically serve the local residential population with a high proportion of customer journeys carried out on foot.

The proposed store can be considered a 'small supermarket' in the context of Annex B of PPS4: Planning for Sustainable Economic Growth, a previously established use entirely appropriate in this Local Centre location. The development will preserve the vitality and viability of the Local Centre and restore sustainable shopping patterns by replacing the recently lost Tesco Express convenience store, thereby supporting the objectives of HBLP Policy TC1 and emerging HBCS Policy CS4.

The replacement retail floorspace and the proposed convenience retail operation is therefore policy compliant and entirely appropriate in the designated Grassmere Way Local Centre.

Design

A full description of the layout and appearance of the development is contained within the Design and Access Statement forming part of the application submission. The design principles are summarised below. The development:-

1 As far as possible reflects the building footprint of the previous store;

2 Uses a local palette of materials (red brick and tiles) that reflect neighbouring properties;

3 Re-introduces a massing and scale that reflects the local character in terms of the building form and roof pitch;

4 Removes the roof overhang and open storage area which were features of the previous building and introduces a full enclosed storage area on the north side of the building to enhance security and reduce the risk of a future fire;

5 Minimises dead space and provide new active frontages to Grassmere Way and Tempest Avenue;

6 Locates the refrigeration and air conditioning plant within a well in the mansard roof so any noise or visual impact is minimised and the risk of antisocial behaviour to the rear of the premises is addressed;

7 Maintains the established access, parking and servicing arrangements.

The replacement store has been designed to respond positively to the local characteristics of the area in terms of scale, massing, appearance and materials. Further, the store will front the Westbrook Centre as previously but provide increased visual interest and natural surveillance on the Grassmere Way and Tempest Avenue frontages.

The design addresses the fire risk, fear of crime and antisocial behaviour issues associated with the previous store on the site. The fire hazard created by the overhanging eaves has been removed, the storage area for bins and goods is now fully integrated within the building, security bollards are provided in front of the store entrance and ATM, the plant area relocated to roof level thereby opening up sight lines and increased passive surveillance is provided through glazing on the south and west frontages. Cumulatively, these features seek to improve the safety of the building and reduce crime.

The design of the development is therefore fully compliant with HBLP Policy D1 and emerging HBCS Policy CS14.

Access

The access arrangements for the store are discussed in the accompanying Design and Access Statement. The development retains the established access arrangements and no changes are proposed to the highway layout.

The customer entrance is located on the east elevation and provides a level threshold in accordance with current legislation and HBLP Policy T4. The height of the ATM will also comply with current legislation. No changes are proposed to the existing footpaths, car parking spaces and

delivery arrangements. Existing cycle parking provision is to be relocated and maintained and in addition, the development is accessible by public transport with a bus stop immediately to the west on Tempest Avenue.

The development meets the provisions of HBLP Policies T6, T7, T8 and T9.

Landscaping

New landscaping will be introduced to the areas immediately south and west of the retail unit. The landscaping scheme is shown on the submitted Ground Control drawing and features hardy low level planting

The planting scheme returns the previous plant area to soft landscaping and includes low level planting to deter access to the rear and maintain good visibility which is supplemented by the new passive surveillance.

Visual Amenity

The retail store requires three air conditioning units and one refrigeration condenser unit. These units are located within a sunken plant area within the mansard roof as shown on the proposed roof plan and section drawings submitted with this application. The mansard roof ensures that the units will not be visible from the surrounding streets and should not be prominent in views from neighbouring properties.

An Acoustic Assessment prepared by KR Associates has been included as part of this application. It demonstrates that the effect upon the local noise climate is acceptable and the quality of the environment would not be damaged or put at risk in accordance with HBLP Policies D1(iv) and PC1.

Pre-application Discussion

As set out above, the design and arrangement of the retail unit follows engagement with local stakeholders including Officers at Havant Borough Council and representatives of Hampshire Police and Fire services. These discussions have informed the design process for the scheme.

Concluding Remarks

The proposed development will provide a replacement convenience retail store within a defined Local Centre to serve the day to day shopping needs of the local population. The design of the building has been developed following consultation with key stakeholders in response to recent events at the site and with reference to the local character in terms of scale and appearance. Overall, the proposal for a replacement store is considered to be in accordance with the retail, design, access and amenity policies of the HBLP and acceptable in all other respects.

With reference to Question 8 (Authority Employee/Member) on the Application Form, we confirm that to our knowledge no-one at NLP submitting the application is related to any councillor or member of staff working for the Council's Planning Department, nor to any Council employee who is likely to have a direct involvement with the application decision-making process. To our knowledge, nor is the applicant/anyone at the applicant company who is directly involved in the decision to make the application similarly related.

Nathaniel Lichfield and Partners

Planning Design Economics

We trust that you have sufficient information to validate and determine the application and shall contact you shortly to confirm this. If you have any queries in the meantime please do not hesitate to contact Rob Moorhouse or Nick Baker at this office, preferably by telephone in the first instance.

Yours faithfully

Nathaniel Lichfield and Partners