
Site Address:	ASDA, Larchwood Avenue, Havant, PO9 3QW		
Proposal:	Erection of new click and collect canopy, cold rooms and van canopy.		
Application No:	APP/21/00587	Expiry Date:	10/08/2021
Applicant:	Rico		
	Asda Stores Ltd		
Agent:	Mrs Brown	Case Officer:	Selina Donophy
	Whittam Cox Architects		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large purpose built retail unit with associated parking, situated in an established commercial area with fast food restaurants and industrial units . The ASDA store is located off Larchwood Avenue, leading off the Purbrook Way roundabout. To the east of the SDA unit is a large car parking area and the site is surrounded by TPO woodland.

2 Planning History

02/50282/041 - Reduce Eastern sectors of 2 Willow trees, crown reduce an Ash tree, removal of lowest limb eastern sector of an Alder tree, reduce eastern sector by 1-1.5m and crown raise up to 5m another Alder tree, crown raise by up to 5m another Alder tree and fell three other trees (1 Silver Birch, 1 Alder and 1 Willow). All 9 trees are within Woodland W2 subject to TPO 908., PERM,30/05/2002

01/50282/040 - Fell 2 Willow trees, 4 Ash trees, 2 Alder trees, 4 Birch trees and a Hazel tree on the northern boundary of Asda, Purbrook Way. All 13 trees are within Woodlands (W1 and W2) subject to TPO 908., PERM,03/05/2001

00/50282/037 - Various non-illuminated freestanding and fascia signs., PERM,19/10/2000

00/50282/038 - Replacement internally illuminated double sided goal post sign to south of existing Purbrook Way roundabout, PERM,07/12/2000

00/50282/039 - Retention of air handling plant and roof walkway., PERM,11/01/2001

00/50282/036 - Variation of condition 7 attached to planning permission 00/50282/033 to allow 45% of net trading floor space for the sale of durable goods., PERM,31/07/2000

97/50282/024A - Fell 12 trees on eastern boundary (5 x Silver Birch; 3 x Willow; 3 x Alder; 1 x Ash) subject to TPO 908, 944 and 1616, PERM,02/12/1997

97/50282/024B - Fell 4 trees on eastern boundary (1 x Willow; Alder; Ash and Birch) subject to TPO 908, 944 and 1616, REF,02/12/1997

00/50282/033 - Demolition of existing store and erection of new store with associated car parking with revised access and siting (amendments to Planning Permissions 97/50282/ 22, /28 & /32), PERM,12/05/2000

00/50282/034 - Variation of condition 8 of planning permission 99/50282/32 to allow for an increase from 35% to 45% for the amount of net trading floorspace of the store that can be used for the sale of durable goods, PERM,20/04/2000

00/50282/035 - Two non-illuminated free standing sign boards on eastern side of access road, PERM,28/04/2000

99/50282/031 - Development of 3 industrial units (class B2, B8), PERM,19/07/1999

99/50282/032 - Amendments to store granted permission on 19th July 1999 ref. 98/50282/28 to provide two customer entrances and subsequent revisions to store footprint, elevations and car parking, PERM,25/11/1999

98/50282/025 - Coppicing of 140 mixed species including Hazel and Willow stools subject to TPO's 944, 908 and 1616, PERM,19/03/1998

98/50282/026 - Pruning of overhanging branches of an Ash tree subject to W2 of TPO 908, PERM,24/04/1998

98/50282/027 - Reduce the height of a Scots Pine subject to TPO 908, the tree located in the Asda site eastern boundary, PERM,22/05/1998

98/50282/028 - Demolition of existing store and industrial buildings and erection of new store with associated parking, landscaping, revised access, children's play area and picnic area (revised application) Readvertisement, PERM,19/07/1999

98/50282/029 - Height reduction and deadwood a Silver Birch tree and height and reduction of eastern side of Hazel trees located adjacent to the rear garden of 34 Chestnut Avenue, within Woodland (W2) subject to TPO 908, PERM,05/11/1998

97/54870/007 - Two 5.7m high internally illuminated gantry signs, internally illuminated ASDA letters on kiosk and canopy fascias and various non-illuminated signs (retrospective), PERM,17/04/1997

97/50282/019 - Two gull wing trolley shelters to south of store entrance/exit and alteration of existing car parking layout to increase number of disabled and mother and toddler parking spaces, PERM,11/03/1997

97/50282/022 - Demolition of existing Store and erection of new Store with associated car parking, PERM,30/03/1998

97/50282/024 - Fell 4 trees on eastern boundary (1 x Willow; Alder; Ash and Birch) subject to TPO 908, 944 and 1616, REF,02/12/1997

96/50282/017 - Three wall mounted temporary panel signs to be illuminated by existing fitments on south, east and north elevations, PERM,17/12/1996

96/50282/018 - Internally illuminated individual lettering to south east & north elevations, internally illuminated single side free standing feature sign to entrance & various (approx. 20) non-illuminated information/ directional signs, PERM,10/02/1997

95/54870/006 - Relocation of internally illuminated 5.5m high monolith to north east side of site., ,18/12/1995

95/50282/014 - Extension to the existing restaurant and kitchen facilities., PERM,

95/50282/016 - Change of Use of vacant shop unit (Class A1) to taxi office, PERM,

90/54870/001 - Erection of car wash, plant room and associated landscaping and access facilities., REF,03/01/1991

91/54870/002 - Erection of automatic car wash associated plant room, PERM,

91/54870/005 - Retrospective application for the erection of free standing board signs adjoining roundabout., REF,

92/50282/011 - Details in pursuance of O/A permission 88/50282/4 (dated 9.2.89)for erection of retail warehouse for the sale of furniture(incl.floor covering electrical goods, DIY & etc., PERM,12/03/1992

03/50282/042 - Application to reduce in height by 2m 3 Ash trees (within woodland W2) subject to TPO 0908., PERM,24/03/2003

03/50282/043 - Installation of air handling plant on the existing Plant deck on the roof of the premises., PERM,30/07/2003

03/50282/044 - Internally illuminated 'cashpoint' text to ATM surround and projecting sign., PERM,04/03/2004

04/50282/045 - Retention of 1No. static non-illuminated shop fascia sign., PERM,05/05/2004

04/50282/046 - Application for retention of new road island west of the existing highway roundabout and new vehicular entrance and egress adjacent to Superstore., PERM,25/05/2004

04/54870/008 - Retention of 2No. non illuminated totem signs., PERM,05/05/2004

04/50282/047 - Installation of no. 6 plant units onto flat roof., PERM,20/08/2004

04/50282/048 - Four non-illuminated fascia signs to main store; several information signs within the site; one internally illuminated feature sign positioned north east of small roundabout., PERM,13/08/2004

05/50282/049 - Application to crown reduce by 20% one Ash tree and one Birch tree within Area W2 subject of Woodland TPO 0908., PERM,09/09/2005

05/50282/050 - Erection of a detached sectional POD building for storage purposes to the south of the main premises., PERM,20/10/2005

05/50282/051 - Application to reduce the height of 3x Ash trees 20% reduction, 3 x Hazel 30% reduction within Woodland 2 of TPO 908., PERM,05/12/2005

05/50282/052 - Display of various internally & externally illuminated signs and

non-illuminated signs to the north east and south elevations of the premises and free standing signs throughout the grounds of the premises., PERM,09/01/2006

08/50282/053 - Cut back overhanging branches of 1No. Ash tree to the rear of 19 Pinewood Avenue within Woodland 2 subject to TPO 0944., PERM,12/03/2008

08/54870/009 - Demolition of existing 10No. pump drive and pay petrol filling station, to be replaced with new semi automated 8No. pump petrol filling station. Forecourt to be split 50/50 with 4No. pumps fully automated and 4No. pumps drive and pay., PERM,18/02/2009

APP/10/00139 - Renewal of temporary Planning Permission 07/70403/001 for change of use of car park to Motorcycle Compulsory Basic Training School and stationing of container. , PERM,17/12/2010

09/54870/010 - Discharge of Condition No's 2, 3 and 4 of Planning Permission 08/54870/009., PERM,27/01/2010

09/54870/011 - Discharge of Condition No. 5 of Planning Permission 08/54870/009., PERM,26/01/2010

09/54870/012 - Discharge of Condition No. 7 of Planning Permission 08/54870/009., PERM,27/01/2010

09/54870/013 - Display of 4No. non-illuminated fascia signs and 4No. non-illuminated hanging signs applied to petrol station canopy and Stanchions, 1No. internally illuminated totem sign and various information signs., PERM,05/02/2010

09/54870/014 - Discharge of Condition No's 6 and 8 (Part 1) of Planning Permission 08/54870/009., PERM,01/02/2010

09/73915/001 - Discharge of Condition No. 2 of Planning Permission 09/73915/000., PERM,26/01/2010

APP/11/00264 - Crown reduce by 50% 1No. Ash tree within W1 of TPO 1108. Reduce 3No. overhanging branches by 2.5m to 1No. Ash tree within W2 of TPO 944., PERM,06/06/2011

APP/11/00993 - Construction of freestanding restaurant with drive-through, car parking and associated landscaping., PERM,15/10/2012

APP/11/01232 - Display of 1No. illuminated totem sign. (Re-submission.), PERM,02/04/2012

APP/11/01236 - Display of 1No. illuminated gateway height restrictor, 3No. illuminated totem signs, 1No. illuminated poster (Hero) board, 1No. illuminated triple unit totem sign, 2No. illuminated directional signs, 2No. non-illuminated parking order bay signs. (Re-submission.), PERM,02/04/2012

APP/11/01233 - Display of 1No. illuminated freestanding directional sign. (Re-submission.), REF,02/04/2012

APP/11/01234 - Display of 7No. illuminated fascia signs. (Re-submission.), PERM,02/04/2012

APP/11/01164 - Application to carry out tree works including various pruning works and selective felling of trees, subject to TPO 0908., PERM,11/10/2011

APP/12/00286 - Display of 4No banner signs, (non-illuminated), PERM,22/05/2012

APP/12/00468 - Demolition of existing single storey pre-fabricated building and construction of new single storey extension and open-sided metal canopy to house Home Shopping hub. (Revised application.), PERM,29/06/2012

APP/12/00784 - Display of 9No. illuminated signs, comprising 1No. Gateway height restrictor, 5No. Totem boards, 1No. Poster board and 2No. directional signs, and 9No. non-illuminated traffic and parking signs., PERM,16/10/2012

APP/13/00284 - Display of 1No. freestanding illuminated totem sign., PERM,17/05/2013

APP/13/00399 - Erection of canopy within the car park to support the customer collection service., PERM,20/06/2013

APP/13/00400 - Display of 4No. illuminated fascia signs, and 1No. illuminated hoarding sign mounted on canopy; 3No. non-illuminated freestanding directional signs and 1No. non-illuminated information sign., PERM,21/06/2013

APP/13/00560 - Installation of a pedestrian crossing with dropped kerbs, tactile paving, beacons and associated engineering works., PERM,21/08/2013

APP/14/00255 - Removal of existing 'Home Shopping' facility and creation of larger 'Home Shopping Facility with a canopy covered 5No. bay loading area and additional van parking area., PERM,30/05/2014

APP/14/00735 - Discharge of Condition No3 of Planning Permission APP/14/00255., PERM,16/10/2014

APP/16/00876 - Display of 4No. illuminated fascia signs; 1No. illuminated totem sign; 3No. illuminated panel signs; 11No. non-illuminated directional signs., PERM,17/02/2017

APP/16/00875 - The erection of a drive-thru restaurant (Use Class A3/A5), car parking, access, servicing, landscaping, engineering works and ancillary works (approved 17/02/2017). Request to Discharge Conditions 2, 4, 5, 6, 10, 14, 15 and 20 (10.04.2017). Request to Discharge Condition 7 (10.11.2017). Request to Discharge Condition 9 (07.12.17), PERM,17/02/2017

APP/17/01161 - Display of 1 No. internally illuminated pole sign, 1 No internally illuminated menu sign and 1 No. vinyl non-illuminated banner sign., PERM,21/12/2017

APP/18/00131 - Full application for pod at ASDA store, PERM,09/04/2018

APP/18/00516 - Display of signage for Timpsons - 3No. internally illuminated fascia signs, 2No. non-illuminated panel signs (white and maroon) and 2No. non-illuminated panel signs (white and blue)., PERM,25/07/2018

APP/18/00742 - Removal of existing car wash and installation of new Hand car wash

with cabin and canopy., PERM,08/10/2018

APP/18/00743 - Display of 4 No. non-illuminated fascia signs and other associated signage to proposed new car wash facility. , PERM,08/10/2018

APP/18/00776 - Proposed installation of a new single lane drive through with canopy., PERM,20/09/2018

APP/18/00777 - Display of 4No. illuminated 'Drive Thru' canopy fascia signs for new drive thru lane., PERM,20/09/2018

APP/18/01315 - Clear all understorey (Mixed Species) to provide up to 2m clearance from boundary line of the properties in Willowdene Close (as show on the application plan submitted on the 23/1/18). Crown raise all overhanging limbs to 5m from ground level and reduce all over extended lateral branches back to viable growth points. Trees within group G1 subject to TPO 0908., PERM,30/01/2019

APP/19/00588 - Cut back low level vegetation away from the fence line by 5 meters back into the woodland and crown lift to 3m low branches on larger silver birch only along fence line opposite the flat roof of building, (no removal of trees) within woodland subject to TPO 0908 and 0944 (As amended by email received 7/8/19). , PERM,07/08/2019

APP/19/01008 - Reduce laterals overhanging rear garden of 19 Pinewood Avenue from low level vegetation to boundary line. Reduce Ash laterals by upto 3m to reduce/remove overhang. Trees within Wood W2, subject to TPO 0944. , PERM,06/12/2019

APP/20/00269 - Construction of new coffee shop drive thru within existing car park., REF,18/03/2021

APP/20/00459 - Display of 1No. internally illuminated static fascia sign to south, west and east elevations of Petrol Filling station forecourt canopy including "ASDA" light boxes and florescent strip., PERM,16/07/2020

APP/20/00865 - Display of 4No. internally illuminated free standing signs and 1No. internally illuminated digital LCD screen., PERM,12/11/2020

APP/21/00042 - Erection of two rapid electric vehicle charging stations within the car park. Two existing parking spaces will become EV charging bays, along with associated equipment., PERM,18/02/2021

APP/21/00588 - Display of 4No. illuminated glo-line fascia signs and 2No.ad panels, PERM, 7/10/21

3 Proposal

Erection of new click and collect canopy, cold rooms and van canopy.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS20	(Transport and Access Strategy)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

The woodland around the perimeter of Asda is subject to a TPO. No arboricultural implications assessment has been provided nor an arboricultural method statement and tree protection plan if this is required. Please can this be requested to ensure there is no damage to the woodland.

Case Officer comment : Further comments from Arboriculture Officer following submission of tree survey report :

I have no objection to the proposal based on the recently submitted Arb report. I note that a recommendation is made to submit a separate application for tree pruning to allow for clearance over the site.

Community Infrastructure

CIL liable.

Councillor D Guest

No comment

Councillor Gary Robinson

No comment

Councillor Mark Inkster

No comment

Environmental Health Manager, Community Group

I have reviewed the information that has been provided by the applicant to support the proposal. The proposed increase in home delivery vehicles and click and collect services to operate from the site will result in a slight intensification in the use of this

area of the site, but it is unlikely to pose a significant risk of impact to residential amenity due to the location of the ASDA store, the position of these operations within the site and the activities not taking place over night. I do however have concerns regarding the relocation of chiller and freezer facilities from internally to an external position beneath the canopy due to the potential for noise from externally located plant to significantly adversely impact residential amenity especially as it is likely to operate 24 hours a day and contain low frequency or mid frequency tones. No information has been provided to demonstrate that the property associated with Littlepark House to the south or the properties on Pinewood Avenue will not be adversely affected from plant noise which I would expect in an application of this nature.

I recommend that further information is sought from the applicant before a decision is made on the application which demonstrates that noise from the proposed externally located plant will not cause harm to local residents.

Please do not hesitate to contact me if you require any further information.

Case Officer comment : Further comments received following submission of noise report :

I have reviewed their plant noise statement and reviewed data for the proposed plant online and together they address my concerns. No further comment.

Hampshire Highways

Thank you for the consultation for the above application. The Highway Authority would like to make the following comments.

The Highway Authority require additional information before a formal recommendation can be provided. It is seen that the new click and collect canopy and associated works will increase the gross floor area by 100 square meters. A transport statement should therefore be provided to fully assess the impacts of this development. It should set out the existing conditions, the proposed conditions, and the impacts of trips generated by this proposal at a minimum.

As stated in the response for the application App/20/00269 for the construction of a new coffee shop drive through, located on the same site, the development site is "*an already traffic sensitive junction where the signal timing operations and available inter-green times for the Larchwood Approach have been maximised.*" It is therefore important that any increase in trip generated by the proposed development would need to be assessed in detail to demonstrate whether they can be accommodated at the junction, without having a detriment to the operation of the Highway.

Furthermore, it is noted that luminance levels are stated at 800 cd/m². This is higher than the recommended maximum amounts and therefore the Highway Authority require that this level is reduced to meet the standards.

Parking is a matter to be considered by Havant Borough Council as the Local Planning Authority to make sure that the parking provided falls into their adopted standards. However, the Highway Authority note that this development will result in the loss of parking spaces.

Case Officer comment : Further comments following submission of Transport Statement by the applicant

Thank you for the re-consultation for the above application. The Highway Authority would like to make the following comments.

A transport statement has been submitted highlighting that this proposal will result in a increase in vehicle trips associated with the site. However, given that this development will change the operation of the site, allowing more home deliveries and with the recent changes in shopping habits, it is seen that overall this proposal would result in only a small increase in vehicle trips, which is acceptable in this instance.

Furthermore, the luminance levels on the click and collect canopy have been revised and the Highway Authority are now satisfied with this.

It is noted to the applicant, that this is an already traffic sensitive junction, where the signal timing operations and available inter-green times for Larchwood approach have already been maximised. Conversations with the applicant have previously taken place regarding the concerns about the internal queuing and site operations, and as such HCC will not take any responsibility for the internal queuing on the applicants land as a result of the recent application.

However, given the above the Highway Authority have no objections to the application.

Southern Gas Network

No comments received

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 34

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways and parking
- (v) Trees
- (vi) CIL

- (i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. This proposal has been amended following its submission, with the proposed click and collect canopy moved further east to allow additional space for access when customer vehicles are accessing the canopy.

(ii) Impact upon the character and appearance of the area

- 7.3 This proposal comprises an enlarged click and collect canopy following the demolition of the existing canopy to the south east of the ASDA store. The replacement canopy would have 3 lanes (an additional lane than existing) and would have dimensions of approximately 3.9 metres height, 5.65 metres depth and 12.7 metres width. The canopy would have a flat canopy roof with steel posts and ASDA fascia signage. A new external cold store and frozen store are also proposed to the south of the store and adjacent to the delivery yard which would have dimensions of approximately 3.5 metres height and would form an L shape around the ambient space area formed from white composite cladding to match existing. This area currently has a flat roof canopy with parking space beneath for delivery vehicles. A metal canopy roof in colour RAL 7000 would be constructed in the delivery yard adjacent to the south elevation of the store where there would be 7 loading bays for delivery vehicles each separated by bollards. A 3 metre high palisade fence and gate would enclose the delivery yard from the public car park and new tarmac would be laid across the delivery yard area and click and collect canopy area.

- 7.4 The proposed click and collect canopy is judged to be of an acceptable design and scale- in terms of visual impact it will make a similar visual statement to the existing facility. It would be a visible feature within the car park however is not deemed to appear harmful in appearance. The replacement proposal is therefore considered acceptable. The cold store rooms, canopy and associated works would be located to the rear in the yard area and would be sited largely away from public view - the alterations are deemed acceptable within the context of the building/yard. The fencing and tarmac are not deemed to be of harmful appearance, it therefore meets the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Impact upon residential amenity

- 7.5 The proposals would be located to the south of the store away from the residential properties to the east. To the south is Littlepark House however 30 metres and woodland separate the sites. The Environmental Health Officer has requested a plant noise statement, this has since been received and reviewed by the Environmental Health Officer who upholds no objection to the proposal. The proposed canopy, cold store rooms and associated alterations are not considered to result in harm to residential amenity, it therefore meets the requirements of policy CS16 of the HBLP (Core Strategy) and is deemed to be acceptable.

(iv) Highways and Parking

- 7.6 The canopy would be sited to the south east of the main store and approximately 17 metres of the east elevation of the store front. The canopy would be accessed via the car park to the east with a one way lane providing access to the canopy pick up point where there would be 6 parking spaces within the canopy in 3 lanes. Egress would lead on to the existing road which runs to the front of the store. To the south of the canopy is an existing access used for delivery vehicles which leads to the delivery

area for the store. Two lanes would be created with gates enclosing the delivery yard.

7.7 The Highways Officer has been consulted in regards to this scheme and requested a transport statement from the applicant. It has been noted this site is a traffic sensitive area due to congestion issues at the access at the Larchwood approach. The Highways Officer also requested amendments to the luminance levels of the signage which is related to the linked application APP/21/00588 for the signage. The applicant has subsequently reduced this to 600 cd/m2 which has been labelled on amended plans. The applicant has subsequently submitted a transport statement which has been reviewed by the Highways Officer. The Highways Officer has concluded that the click and collect canopy would result in an increase in vehicle trips to the site however this is only deemed to be of a minimal nature due to changes in shopping habits. The Highways Officer highlights that the Purbrook junction is already under traffic pressure and that Hampshire County Council will not take any responsibility for the internal queuing on the applicants land as a result of the recent application.

7.8 There are currently 8 customer parking spaces to the south boundary of the car park and these would be lost to create an access road for delivery vehicles. There would be 7 loading bays provided within the yard, with space for parking for 8 vehicles over night although there have not been bays marked out. The Transport statement also states any overspill vans could be parked on the access road outside of the gates if necessary between the hours of 11pm and 7am. The loss of 8 parking spaces in this instance is deemed to be acceptable as there would be no additional retail floorspace created to encourage additional trips and whilst the click and collect canopy may create additional trips as stated by the Highways Officer, this would not encourage additional customer trips which would be parking in the main car park. The loss of spaces in this instance is therefore deemed to be acceptable.

(v) Trees

7.9 The site is surrounded by TPO woodland and this includes to the south/ south west of the site where the proposals would be located. The Council's Arboricultural Officer has been consulted in this regard and requested a tree report. The applicant has subsequently provided a tree report and the Arboricultural Officer has provided further comments with no objection upheld, noting that a recommendation is made to submit a separate application for tree pruning to allow for clearance over the site.

(vi) CIL

7.10 Additional floorspace is proposed of 100m2, this is chargeable at a rate of £40 per m2 (£59.46 per m2 with indexing) and amounts to £5946.43.

8 Conclusion

8.1 It is considered that the proposal is acceptable and would add to the store offer without impacting unacceptably on the character of the area.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00587

subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

PL05 REV B Proposed site layout plan uploaded on the 01.09.2021
PL06 REV B Proposed home shopping layout uploaded on the 01.09.2021
PL08 REV B Existing and proposed home shopping uploaded on the 01.09.2021
PL09 REV B Amended click and collect canopy uploaded on the 23.09.2021
PL10 REV B Proposed external works details plan uploaded on the 01.09.2021
PL12 REV B Proposed roof plan uploaded on the 01.09.2021
PL13 REV A Proposed demolitions plan uploaded on the 01.09.2021
PL14 REV A Proposed ground floor plan uploaded on the 01.09.2021
PL07 Rev A Proposed elevations uploaded on the 16.06.2021
Noise Statement ACP Ref: 11669 dated 8th October 2021
Additional information tree survey report Ref: A5254 uploaded on the 23.09.2021
Transport Statement Sanderson Associates Ref: 300405 Version 001 uploaded on the 07.09.2021
Email confirming materials of store rooms dated 04.10.21 uploaded on the 11.10.2021

Reason: - To ensure provision of a satisfactory development.

- 3 The existing click and collect canopy shall be removed from the site within six weeks of the commencement of the new 3 bay click and collect canopy hereby approved.

Reason: To safeguard the amenities of the locality and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.