



Planning Statement

Change of ground floor Class A4 use to flexible Class A1/ A2/A3 /A4/A5 use, including rear extension and external alterations in connection with proposed, and conversion of upper floors to form 2 x two bed apartments and rear extension to form 1 x two bed apartment with associated parking and external works

The Town Brewery, 2 West Street, Emsworth

Applicant: Town Brewery Emsworth Ltd
LPA: Havant Borough Council

January 2016



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Document Control

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1.0 Introduction

- 1.1 WYG Planning has been instructed by the applicant, Town Brewery Emsworth Ltd, to prepare a Planning Statement in support of the proposed development at the application site, known as the The Town Brewery public house (PH), 2 West Street, Emsworth. The application proposes the conversion of the public house (Use Class A4) into a flexible Class A1/A2/A3/A4/A5 use at ground floor level, including external alterations and a rear extension. The application also proposes the conversion of the upper floors and a rear extension to create 3 x 2-bed apartments, together with associated external works, parking, cycle and refuse storage.
- 1.2 This Planning Statement analyses the application site and surrounding area, sets out the planning history and planning policy context for the application site and explains why the proposed development is appropriate having regard to the key planning policy and technical considerations.



2.0 Application Site and Surroundings

- 2.1 The application site is located within Emsworth Town Centre along West Street, a side road off the High Street. The site is located close to the A259 and within 1km of Emsworth train station. Despite its location close to Chichester Harbour and Slipper Pond the site is not considered to be within a high risk Flood Zone according to the Environment Agency. The site is located within the Emsworth Conservation Area. Whilst the building itself is not listed it is identified in the Emsworth Character Appraisal document as being of local interest and adjoins a Grade II Listed Building. The Core Strategy Proposals Map identifies the pub as being on the secondary frontage within the town centre.
- 2.2 The application site consists of The Town Brewery public house which fronts on to West Street . The main pub building is comprised of three storeys with triple gables to the front of the property providing a dominant frontage. The ground floor of the building contains the bar and seating area for the pub and the associated facilities. To the rear of the property beyond the primary rear elevation a single story subsidiary room extends towards the southern elevation. The first floor and second floor of the building contain a number of rooms which form an apartment ancillary to the pub.
- 2.3 To the rear of the pub are a group of masonry and timber single storey extensions and outbuildings. Beyond this, the site is currently grassed and gently turns towards a rear court area to the rear of West Street and joins on to an alleyway which joins directly to West Street. Currently a hard standing area at the end of the garden provides a single parking space. The site is flat and there are no significant landscape features in the grounds to the rear.
- 2.4 Vehicular access to the site is gained via the rear of the public house close to the southern boundary, whereby the rear gardens adjoin adjacent properties, which are accessed via



an alleyway from West Street.

- 2.5 The buildings either side of the site consist of a Grade II Listed Building to the east of the site at 1 High Street and a terrace of buildings to the west with retail units at ground floor level and residential uses above.



3.0 Planning History

- 3.1 According to the Council's website, there do not appear to be any relevant recent planning applications relating to the application site or the adjacent buildings either side of the site.



4.0 Application Proposals

- 4.1 The application proposes the conversion of The Town Brewery into a flexible Class A1/A2/A3/A4/A5 use at ground floor level fronting onto West Street, including external alterations and a rear extension, as well as the conversion of the upper floors of the pub and the addition of an extension to the rear of the pub to form three flats.
- 4.2 The ground floor of the building will be converted into a commercial unit suitable for a flexible Class A1/A2/A3/A4/A5 use, fronting on to West Street. It is proposed that the unit will be 124.5m² in area and served by a single door to the front on West Street. In order to provide a suitable sized commercial unit for a range of Class A uses, a single story rear extension is proposed close to the eastern boundary. This extension will also provide a timber-roofed yard area to include bin storage for any proposed commercial uses.
- 4.3 The flats will be constructed via the reconfiguration to the first and second floors and the construction of a single storey rear extension close to the western boundary.
- 4.4 The flats on the first and second floors will be accessed via an enclosed staircase to the rear of the main building. The enclosed staircase will lead to a communal hall area on the first floor. The first floor flat will remain contained on this floor. The second floor flat will have its main entrance on this floor and a private internal staircase will then lead to the second floor. The second floor currently has 3 no. existing rooflights and as part of this application it is proposed to provide 2 no. additional rooflights to the front elevation to provide greater natural light to this flat.
- 4.5 The third flat to the rear of the public house within the single storey extension will have an outdoor amenity area which will be contained by a 2.1m brick wall with close boarded timber fencing. This area will also provide suitable bin storage for this flat.



- 4.6 For the first and second floor flats, bin storage will be provided to the rear of the property at the end of the garden where there will be a separate bin storage area.
- 4.7 Resident parking will be provided at the rear of the site. The existing parking area will be increased and reconfigured along with part of the garden area at the southern boundary to provide 3 parking spaces..
- 4.8 The accompanying Design and Access Statement prepared by PLC Architects describes the proposals in greater detail and should be read in conjunction to this Planning Statement.



5.0 Planning Policy Context

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, in the determination of planning applications, decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The site lies within the jurisdiction of Havant Borough Council (HBC) where the Development Plan comprises the Havant Borough Core Strategy (adopted 2011) and the Havant Borough Local Plan (Allocatons) adopted in July 2014, as well as the relevant Supplementary Planning Documents.

National Planning Policy Framework

- 5.3 The National Planning Policy Framework (NPPF) was published in March 2012 and establishes the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- 5.4 Paragraph 7 confirms that there are three dimensions to sustainable development – economic (building a strong competitive economy); social (provide the supply of housing required to meet needs and creating a high quality built environment); and environmental (protecting and enhancing the natural, built and historic environment). Paragraph 8 confirms that these roles should not be taken in isolation and are mutually dependant. Therefore, to achieve sustainable development economic, social and environmental gains should be sought jointly and simultaneously through the planning system.
- 5.5 It is a requirement that Local Planning Authorities positively seek opportunities to meet the development needs of their area (paragraph 14). Paragraph 14 also states that development proposals that accord with the development plan should be approved without delay and where the development plan is absent, silent or relevant policies are



out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole or specific policies of the NPPF indicate that development should be restricted.

5.6 Underpinning plan-making and decision-taking, the NPPF sets out 12 core planning principles at Paragraph 17. Of particular note these principles consider that planning should:

- Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve places in which people live their lives;
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants;
- Take account of the different roles and character of different areas;
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land) provided that it is not of high environmental value;
- Promote mixed use developments and encourage multiple benefits from the use of land in urban and rural areas; and
- Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

5.7 Section 1 relates to building a strong, competitive economy including supporting sustainable economic growth and proactively meeting the development needs of business. Section 2 refers to a sequential test for main town centre uses to be located in town centre and then edge of centre locations, with preference given to accessible sites that are well connected to the town centre.



- 5.8 Section 6 on housing sets out that the Government is committed to increase the overall level of supply and mix of housing in order to meet local needs. Paragraph 49 confirms that housing applications should be considered in the context of the presumption in favour of sustainable development. The first bullet point at paragraph 50 states that to deliver a wide choice of quality homes and create sustainable, inclusive communities, local planning authorities should *"plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community."*
- 5.9 Design is covered in Section 7, where the Government attaches great importance to the design of the built environment. This policy highlights that good design is a key aspect of sustainable development, that should be indivisible from good planning, which in turn should contribute positively to making places better for people.
- 5.10 Paragraph 60 stresses that decisions should not attempt to impose architectural styles or particular tastes and should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles, but that it is proper to seek to promote or reinforce local distinctiveness. Paragraph 61 goes further in identifying that securing high quality inclusive design goes beyond aesthetic considerations, and as such decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.
- 5.11 Section 8 relates to promoting healthy communities and states that planning decisions should plan positively for the provision and use of shared space, community facilities (including local shops) and other local services to enhance the sustainability of communities and residential environments. Paragraph 70 also encourages an integrated approach to considering the location of housing, economic uses and community facilities and services.



- 5.12 Section 12 relates to conserving and enhancing the historic environment and the Heritage Statement submitted in support of the application summarises the relevant paragraphs.
- 5.13 In relation to decision making, paragraph 186 confirms that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and paragraph 187 states that local planning authorities should look for solutions rather than problems. Local planning authorities should work proactively with applicants to secure development that improves the economic, social and environmental conditions of the area.
- 5.14 Paragraph 196 confirms that the planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.15 Paragraph 197 states that the NPPF is a material consideration in planning decisions and that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.
- Planning Practice Guidance

Planning Practice Guidance

- 5.16 Planning Practice Guidance (PPG) was published online in March 2014. It advises that:

"The National Planning Policy Framework represents up-to-date Government planning policy and must be taken into account where it is relevant to a planning application or appeal. If decision takers choose not to follow the National Planning Policy Framework, clear and convincing reasons for doing so are needed. A development that is consistent with the National Planning Policy Framework does not remove the requirement to determine the application in accordance with the development plan unless there are other material considerations that indicate otherwise."



5.17 The Guidance advises that the statutory development plan is *"the plan for the future development of an area"*. It consists of:

- Local plans: development plan documents adopted by local planning authorities, including any 'saved' policies from plans that are otherwise no longer current, and those development plan documents that deal specifically with minerals and waste.
- Neighbourhood plans: where these have been supported by the local community at referendum and subsequently made by the local planning authority.

5.18 Regarding how decisions on planning applications must be made, it advises that:

"The National Planning Policy Framework stresses the importance of having a planning system that is genuinely plan-led. Where a proposal accords with an up-to-date development plan it should be approved without delay, as required by the presumption in favour of sustainable development at paragraph 14 of the National Planning Policy Framework. Where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the National Planning Policy Framework requires the application to be determined in accordance with the presumption in favour of sustainable development unless otherwise specified".

Havant Borough Core Strategy

5.19 The Core Strategy was adopted in March 2011 and sets out the spatial strategy for the area up until 2026. The Proposals Map identifies the site as being within the urban area of Emsworth, within the defined District Centre, and as forming part of a secondary frontage. The site is also identified as lying within the Chichester Harbour Area of Outstanding Natural Beauty (AONB).

5.20 Policy CS4 confirms the Council will seek to accommodate approximately 13,000sqm (net) of new comparison goods retail floor space within Town and District centres up to 2016. The policy identifies Emsworth as a District Centre and states that in these identified areas, planning permission will be granted where proposals promote and



enhance the settlement hierarchy, enhance the evening economy and encourage high quality, mixed-use development in designated centres that retain active ground floor frontages.

- 5.21 Policy CS9 sets out the Council's approach to housing in the Borough. The policy states that the Council will support applications that contribute towards achieving 6,300 new homes between 2006-2026. The policy states that on housing developments of between 5-14 dwellings, a financial contribution will be sought for affordable housing provision. Part 4 of the policy states that new developments must be of an appropriate density for their location. Part 5 of the policy states that there must be an appropriate housing mix suitable for the required local need.
- 5.22 Policy CS 11 seeks to protect the special environment and heritage of Havant Borough. Planning permission will be granted for development that protects key built form principles. The policy refers specifically to the protection of heritage designations by appropriately managing development in or adjacent to conservation areas and listed buildings.
- 5.23 Policy CS12 relates to Chichester Harbour AONB and states that development will be permitted where the impact of individual proposals and their cumulative effect on the character of the Chichester Harbour AONB has been carefully considered and is appropriate to the economic, social and environmental wellbeing of the area.
- 5.24 Policy CS16 requires that all new development is designed to a high standard, creating places where people want to live, work and relax. All development should demonstrate its design responds to the existing context and environment, drawing on the existing features of the locality and integrating well within the existing area. The policy makes specific reference to maximising opportunities for mixed used development in town and district centres.



- 5.25 Policy CS17 aims to concentrate development within the urban areas, prioritising development on previously developed land. The policy identifies Emsworth as an area in which new housing, employment, retail, leisure and other development is to be concentrated.
- 5.26 Policy CS20 relates to transport and access and seeks to not increase congestion and improve accessibility to goods, services and employment, as well as ensuring that transport management measures are provided to ensure safe and efficient operation of the strategic and local road network.
- 5.27 Policy CS21 relates to developer contributions and states that development will be permitted if on/off site contributions are met. Where new or improved infrastructure is required the Council will seek on site provision or financial contributions through planning obligations, agreements or tariffs in accordance to the relevant legislation for offsite provision.
- 5.28 Policy DM2 seeks to protect community facilities and shops. The Council will attempt to resist the loss of community facilities and will permit their redevelopment only where it has been demonstrated that there has been an active marketing campaign, whereby the continuation of the existing use can be proven to be unviable or no longer required for the community use, and alternative facilities are available.
- 5.29 Policy DM5 seeks to control use classes in and around the town and district centres. The policy states that planning permission will only be granted for the construction of new entertainment and hot food uses, falling within Use Classes A3, A4, A5 and D2 or the change of use of existing premises to these use classes where it can be demonstrated that a range of criteria can be met. The policy goes on to state that for hot food preparation, mitigation measures must be in place for nearby properties and where these mitigation measures are required, their installation must not materially



detract from the appearance of the building itself. Developments must include adequate provision for the refuse facilities required for their operation and not result in indiscriminate customer parking or traffic. The development must not cause unacceptable disturbance to the occupiers of nearby residential property at times when activity in the immediate vicinity would otherwise be at a relatively quiet level. Where changes are made any marketing requirements must be met. The inference of paragraph 10.19 of the supporting text to this policy is that the preferred location for uses falling within Use Classes A3/A4/A5 is within the primary and secondary frontages.

- 5.30 Policy DM12 states that new developments will be required to mitigate their travel impacts.
- 5.31 Policy DM13 states that residential development will only be permitted where it provides parking for cars, motorcycles and cycles in accordance with the relevant standards. Such parking provision must be appropriately located in relation to the development and be practical for its intended use.

Havant Borough Local Plan (Allocations)

- 5.32 The Havant Borough Local Plan (Allocations) identifies specific sites for specific uses within the Borough, including housing, employment, retail, recreation and green infrastructure.
- 5.33 Policy AL1 sets out the presumption in favour of sustainable development, in accordance with the provisions of the NPPF.
- 5.34 Policy AL3 states that planning permission will be granted for main town centre uses within the defined centres. Part 4 of the policy states that development proposals will be granted planning permission whereby they retain at least 25% of the units in an



unbroken run of secondary frontages in A1 use. Proposals should also generate pedestrian activity by being open during the day to members of the public.



6.0 Key Planning Considerations

- 6.1 This section of the Planning Statement explains why the proposed development is appropriate having regard to the planning policy context set out in Section 5.0 above and the technical considerations that are relevant to the proposals.

Principle of the Development

Principle of Flexible Town Centre Use

- 6.2 The application proposes the enlargement of an existing town centre public house, to create a commercial unit of 124.5sqm at ground floor level.
- 6.3 The commercial unit is proposed to be flexible in its use and suitable for Class A1, A2, A3, A4 or A5 use. This is consistent with Policy CS4 of the Havant Core Strategy, providing a scheme of high quality which is consistent with the settlement hierarchy, will provide a mixed use development and will maintain an active frontage at ground floor level. The policy also points at enhancing the evening economy of designated centres – an end use falling within Use Class A3, A4 or A5 in this location will provide a good opportunity to contribute towards the evening economy of the historic centre.
- 6.4 Policy DM2 of the Core Strategy seeks to protect community facilities and shops, which is assumed to include public houses. The development may result in the loss of the existing public house on the site. As the use of the commercial unit at ground floor level is proposed to be flexible, a use falling within Class A1, A2, A3, A4 or A5 will ensure that a community facility / shop continues to be provided in this location.
- 6.5 In relation to Policy DM5, the application site is considered to represent an appropriate location for a Class A3/A4/A5 use. The site is identified as a secondary frontage, which the policy infers is one of the preferred locations for these uses. The site has historically



operated as a public house (Use Class A4) with no known adverse impacts having regard to the criteria contained within this policy (including highways, noise and other amenity impacts). It is therefore concluded that the principle of a new use in this location falling within Use Classes A3/A4/A5 is appropriate.

- 6.6 The proposed ground floor commercial unit is also considered to be consistent with Policy AL3 of the adopted Allocations DPD, providing a main town centre use within a defined centre. This policy seeks to retain at least 25% of the units in an unbroken run of secondary frontages in A1 use. It is proposed that the ground floor unit should have a flexible use and it therefore has the potential to be in Class A1 use in the future. Nevertheless, given that the site has historically not been in Class A1 use, it is considered that the occupation of the proposed commercial unit by an A2/A3/A4/A5 use in the future would also be appropriate and in accordance with this policy, as it would result in no net change to the overall provision of A1 units within this secondary frontage compared to as at present. The proposed flexible use of the ground floor commercial unit will ensure that it continues to be open to the public during the day, generating footfall in this part of the District Centre.

Principle of Proposed Dwellings

- 6.7 The application site lies within a District Centre, along a secondary frontage and adjacent to a primary frontage. Despite this allocation, the provision of three apartments on the site should be considered appropriate for the following reasons:
- The commercial unit at ground floor level will be occupied by an A1/A2/A3/A4/A5 use and will therefore maintain an appropriate town centre use and active frontage in this location, consistent with the relevant planning policies set out in Section 5.0 above;
 - The relevant planning policies also encourage mixed use developments in designated centres, including residential uses located above ground floor commercial



uses. The proposals are therefore consistent with these policies and there are numerous examples of residential uses located above ground floor commercial units in the local area;

- The application site represents a sustainable location for new residential development, close to other shops, services and facilities within the District Centre; and
- The existing configuration of the building provides ancillary residential accommodation above the public house. The provision of the new dwellings represents a moderate increase in the intensity of residential use on site. The proposed density of development on the application site is considered appropriate in this location, in accordance with Policy CS9.

- 6.8 As the application proposes less than 5 residential units, the provisions of Policy CS9 do not require the provision of affordable housing as part of the proposed development.

Design

- 6.9 This application is supported by a Design and Access Statement which should be read in conjunction with this Planning Statement and provides further details and justifications in support of the design and appearance of the proposed development in accordance with Policy CS16 of the adopted Core Strategy.

- 6.10 Having general regard to the relevant provisions of the Council's Design Guidance SPD (adopted December 2011), which identifies the site as being within the historic core of Emsworth, the following points are noted in regard to the design of the proposed development:

- Paragraph 4.03 states that the character of a place is much more than architectural detailing and the best way for new developments to respond to character is to thoroughly understand the site and its context. The Heritage Statement submitted



with this application demonstrates a careful consideration of the site's context and the submitted elevations demonstrate that care has been taken not to adversely affect the appearance of the West Street / High Street frontage in which the site is located;

- Paragraph 4.05 states that new places should be easy to access, well connected with good access to jobs and services. The site is located within the historic core of Emsworth. To the north of the site the Emsworth rail station is a 5 minute walk. The highly sustainable location allows for access to services within Emsworth. The location of the site close to the A259 allows access to the A27 and the rest of the South Coast wider area;
- Paragraph 4.21 prioritises active street frontages and the proposed development will ensure that the site continues to provide this, both at ground floor level with the commercial unit fronting the street and at first floor level with residential habitable room windows overlooking the street;
- Paragraph 4.33 emphasises the importance of new developments incorporating materials that have been informed by an analysis of the site and its context. The Heritage Statement and Design and Access Statement submitted with the application confirms this to be the case with the proposed development;
- Paragraph 4.35 encourages adaptable design so that buildings have longevity and can be adapted over time. The proposed commercial use is designed to be able to accommodate a range of Class A uses;
- Having regard to Table 4.1, the proposed development will not result in any alterations to the existing building width, street rhythm, building line, set backs from the street, height, massing etc;
- Paragraph 5.06 relates to back-to-back distances. The proposed dwellings will be appropriately separated from any adjoining dwellings to ensure that the required back-to-back distances are achieved and there are no issues of overlooking;
- Paragraph 5.07 seeks to maximise daylight to new dwellings. The Design and Access Statement explains how additional windows and a light well have been incorporated into the scheme to achieve this, as well as ensuring that there will be no loss of light



to adjoining properties;

- Paragraph 5.12 relates to private residential amenity. The proposed ground floor flat includes an external rear courtyard. The first and second floor dwellings do not include any external private amenity space, however, this is not uncommon in a town centre location and is considered to be acceptable by occupants choosing to live in such a property. The SPD notes that balconies are not acceptable in Conservation Areas; and
- The proposed development makes provision for car parking and waste storage as required and this is summarised in more detail below.

Residential Amenity

- 6.11 The appropriateness of the design of the proposed development having regard to the amenity of the existing adjoining properties is considered in the Design section above, and in the Design and Access Statement submitted with the application, all of which concludes that the proposals will not have any adverse impact on the adjoining properties and have been designed to ensure their existing amenity is protected.
- 6.12 Having regard to the provisions of Policy DM5 of the adopted Core Strategy, currently the site serves as a Class A4 public house. There are no known significant impacts on any neighbouring residents in association with this use. It is considered that a change to any of the other Class A uses proposed will not cause any increased disturbance to any adjoining neighbouring residents compared to the existing pub use (e.g. in terms of opening hours, potential noise etc). Depending on the final Class A use, there could be an improvement to residential amenity compared to as existing.
- 6.13 Given that the end use of the commercial unit is proposed to be flexible, details of any plant are not yet established. However, if considered necessary, the Council can control this matter by way of appropriate condition(s).



Heritage

- 6.14 The application is supported by a Heritage Statement which should be read in conjunction with this Planning Statement. This assesses the impact of the proposed development on surrounding heritage assets, including the Emsworth Conservation Area in which the site is located, the adjoining 1 High Street which is a Grade II Listed Building and The Town Brewery public house itself which is a 'building of interest'. The Statement includes a Significance Assessment which identifies the relative value of these heritage assets and an Impact Assessment which considers the potential impact of the proposed development on the significance of the heritage assets and the contribution made by their setting.
- 6.15 The Statement identifies that the various elements of the proposed development will either have 'no impact', will be 'negligible' or will have a 'minor positive impact'. The Statement concludes that the proposals will preserve the special architectural and historical interest of the adjoining Listed Building and the established character of the Conservation Area in which the site is located, whilst also enhancing its appearance. The proposed development is considered to satisfy the provisions of the relevant sections of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF and policies of the adopted Havant Core Strategy.
- 6.16 In terms of the Chichester Harbour AONB, the proposed development accords with the relevant provisions of Policy CS12 of the adopted Core Strategy as it ensures that the site will continue to contribute towards the economic and social wellbeing of the area by providing a local business and a community facility, as well as local housing.

Access and Car Parking

- 6.17 Having regard to the provisions of Policies CS20, DM12 and DM13 of the adopted Core Strategy, the proposed development will not have any adverse impacts on the local



highway network. Any traffic associated with the proposed commercial use will be similar to that associated with the existing public house use such that there is unlikely to be any difference in the level of traffic. As a general rule, any customers of the proposed commercial use (and existing public house) will be making multi-purpose visits to the District Centre and few, if any, will be specific to the application site.

- 6.18 In terms of the proposed dwellings, whilst this does represent an increase in the intensity of the use of the application site, the level of additional traffic that will be generated by three dwellings is negligible and will not have an adverse impact on the local highway network, particularly as due to the town centre location of the application site levels of car ownership are likely to be lower.
- 6.19 In terms of access, this will continue to be as existing for the proposed residential car spaces and is therefore considered to be appropriate. Similarly, access for servicing of the dwellings will also be to the rear of the site which is the same as existing. On-site vehicular access for the proposed commercial unit is not required, with deliveries and servicing proposed to take place from West Street – this is the same arrangement as for the existing public house and is therefore considered to be appropriate.
- 6.20 In terms of car parking, this is not required for the proposed commercial unit given its location within the District Centre. Most customers visiting the unit will be making multi-purpose trips to the centre and will park in one of the public car parks. Each of the proposed dwellings is provided with one car space at the rear of the site. The provision of one space per dwelling is considered to be appropriate given the town centre location of the site. The Council's Parking SPD (March 2010) refers to the provision of 1 space per 2-bedroom dwelling in Havant and Waterlooville town centres. It does not specifically refer to Emsworth town centre, however, it is considered appropriate to apply the same standard.



Community Infrastructure Levy (CIL)

- 6.21 Havant Borough Council adopted its Community Infrastructure Levy (CIL) Charging Schedule in August 2013. In Emsworth, CIL is charged at £100 per square metre of new floorspace (gross internal area). The applicant is willing to pay the required CIL figure in association with the proposed development and the application is supported by completed CIL forms as required. The proposed development therefore accords with Policy CS21 of the adopted Core Strategy.

Sustainable Development

- 6.22 The application site lies within the urban area of Emsworth, within a designated District Centre and secondary frontage. The application site consists of an existing public house, surrounded by a mix of existing commercial and residential uses. The application site is therefore considered to represent a sustainable location for development.
- 6.23 The application site represents a brownfield site and the proposed development will ensure that the site primarily remains in its established commercial use and continues to provide an important community facility (whichever Class A use it becomes), together with the provision of local housing. It is therefore considered to represent a sustainable form of development.
- 6.24 The proposed development meets all three dimensions of sustainable development as set out in the NPPF for the following reasons:
- Economic = the proposed development will ensure that the application site remains in a commercial use by replacing the existing public house use with a flexible Class A1/A2/A3/A4/A5 use, ensuring that the site continues to contribute towards the viability and vitality of the designated District Centre in which it is located and continues to provide local jobs;



- Social = the proposed development will ensure that the application site continues to provide a valued community facility in a town centre location and in close proximity to an existing local population, as well as providing new dwellings to help contribute towards local housing need; and
- Environmental = this Planning Statement and the supporting technical documentation submitted as part of the application confirm that the proposed development will not have any significant adverse environmental impacts.



7.0 Conclusion

- 7.1 This Planning Statement has been prepared by WYG on behalf of the applicant, Town Brewery Emsworth Ltd, in support of the proposed development to convert the existing public house (Use Class A4) into a flexible Class A1/A2/A3/A4/A5 use at ground floor level, including external alterations and a rear extension, as well as the conversion of the upper floors and a rear extension to create 3 x 2-bedroom apartments.
- 7.2 This Statement confirms that the proposed development accords with the relevant planning policy framework and is acceptable having regard to the relevant technical considerations associated with the application site.
- 7.3 Overall, it is concluded that the proposals represent a sustainable location and form of development having regard to the relevant provisions of the National Planning Policy Framework and the Development Plan. The proposed development will help to ensure that the commercial use of the site and provision of a local community facility continues, whilst also maximising the use of a brownfield site by providing a larger commercial unit and new dwellings. The proposed development has also been carefully designed to ensure that the amenity of existing and future residents is protected.
- 7.4 In particular, the Heritage Statement submitted with the application confirms that the proposals will preserve the special architectural and historical interest of the adjoining Listed Building and the established character of the Conservation Area in which the site is located, whilst also enhancing its appearance.
- 7.5 For the reasons set out in this Statement, the proposals are appropriate for the application site and it is therefore considered that the application should be supported and that planning permission should be granted.