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Section 55 Town and Country Planning Act

Planning Statement

Provision of 2No. cold stores to rear with condensers

50-56 Creek Road, Hayling Island, PO11 9RE

14 St Georges Business Centre - St Georges Square - Portsmouth - PO1 3EZ
023 9252 3352 - help@tpexpert.org - www.tpexpert.org
Jonathan McDermott, Keith Oliver, Helen Morris-Ruffle and Tim Perkins are Chartered Town Planners regulated by the Royal Town Planning Institute
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Site Information

Consultant	Keith Oliver
Client	Sharon Swan
Site Address	50-56 Creek Road, Hayling Island, PO11 9RE
LA	Havant Borough Council
Description of Development	Provision of 2No. cold stores to rear with condensers
Pathway (PD/Application/Appeal)	Application

Constraints Review

Flood Risk Zone	No
Contaminated Land	No
Tree Preservation Order	No
Heritage Assets	No
Noise Abatement Areas	No
Explosive Hazard Areas	No
Area of Outstanding Natural Beauty	No
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No
Site of Importance to Nature Conservation	No
Article 4(2) Directions	No

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Local Policy Requirements

Local Plan/Core Strategy	Havant Borough Local Plan (Core Strategy)
Effective Policies in Development Control	CS6 - Regeneration of the Borough CS9 - Housing CS16 - High Quality Design CS17 Concentration and Distribution of Development within the Urban Areas CS19 - Effective Provision of Infrastructure
SPG/SPD's	N/A

Planning History

Relevant History	APP/19/00279 - Addition of first floor to create 2No. two bed flats. Permission 2020 APP/19/00101 - Replacement shopfronts to Nos 52 and 54 Creek Road with alterations to doors and windows to rear elevations of No. 52, 54 and 56 Creek Road. Permission 2019 APP/15/01218 - Retention and replacement of plant/machinery (extraction/refrigeration/ventilation units) to the rear (east) elevation of 50-52 Creek Road. Permission 2016 APP/15/01216 - Erection of flat roof brick store to rear of 50-52 Creek Road. Removal of existing container on completion of the works and formation of 2No. parking bays to rear of shop. Rear of 50-52 Creek Road. Permission 2016
Report Date	6 May 2021

1. Introduction

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1.1. This statement has been prepared to support the following proposal:

Provision of 2 No. Cold Stores with condensers to rear of 50-56 Creek Road, Hayling Island

1.2. The site, the subject of this application, relates to the single storey retail unit located on the east side of Creek Road.

Site Location

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Site Photograph

Summation of Case

1.5. The main premises have recently been updated and improved, providing a modern convenience store. To better accommodate storage of stock the applicant wishes to retain the present store at the rear for the storage of dry goods, and provide a new cold store facility alongside.

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2. Site Context

2.1. Nos. 50-56 comprise a single storey retail unit located on the eastern side of Creek Road.

2.2. It formerly was comprised of 4 retail units, but has been combined to form a single convenience store

2.3. The premises lie within a road of predominantly residential properties.

2.4. Off-street customer parking is provided on the forecourt of the property.

2.5. To the rear of the shop is a detached store room, primarily for dry goods but also containing fridges and freezers.

2.6. The site lies in the south-east corner of Hayling Island approximately 2.4km south-east of Hayling Island's main shops in Mengham.

3. Local Development Framework

National Planning Policy Framework

3.1. The National Planning Policy Framework (NPPF) is the primary national planning policy guidance and the updated version was issued in February 2019.

Sustainable Development

3.2. Paragraphs 8 and 9 of the NPPF sets out the Government's overriding objectives of securing sustainable development. Para 8 of the NPPF identifies the roles of the planning system in achieving sustainable development:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.3. Paragraphs 10 and 11 go on to provide further emphasis on the focus towards sustainable development stating:

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

11. Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.5 The Framework aims to support businesses. Paragraph 80 states

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.

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Local Policy

3.6. The Core Strategy is the principle document in the Local Development Framework. Adopted in 2011 it sets out the policies for Havant's future development up to 2026.

3.7. The document sets out a number of strategic policies of which the following is relevant to this application:

3.8. Policy CS6 relating to Regeneration in the borough states:

Planning permission will be granted for development which positively contributes by type of use and design and by its comprehensive approach to the social, economic and/or physical regeneration of the whole borough

3.9. Policy CS16 High Quality Design states:

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax.

4. Principle of Development

4.1. The premises the subject of this application consist of a single storey, flat roofed, retail unit, which has recently been upgraded to provide a modern convenience store.

4.2. The site lies within the built-up area of Hayling Island within a predominantly residential area, albeit there is a commercial property to the rear of the shop.

4.3. Currently stock is stored in the single storey store to the rear of the property, with those goods needing to be kept chilled or frozen kept in fridges and freezers.

4.4. The intention is to provide a purpose built cold store facility, allowing a better separation of goods and a larger amount of stock to be held.

4.5. There would consist of two units, each unit would be 2.8 metres wide x 2.97 metres long and 2.4 metres high. They would be constructed of powder coated steel and would be white in colour.

4.6. The units will back onto the adjacent house in Guillemot Place, but will be largely screened from that property by the existing fence. As they lie immediately to the west there should be no significant loss of sunlight to that property.

4.7. Currently there are 2 air conditioning units and a refrigeration unit to the rear of the shop. The refrigeration unit is redundant and would be removed. The other two would be replaced by new units which should be quieter.

4.8. To serve the cold stores two new condensers would be fixed to the side of the present store.

4.9. Being purpose built stores the units will be well insulated and any noise from the condensers will be minimal. Details are attached at Appendix A.

4.10. Deliveries will continue to be made to the front of the shop from the existing forecourt with stock being carried to the stores at the rear.

4.11. Currently the site of the cold stores is occupied by two parking spaces, these can be relocated in front of the cold stores and as these would not be used by customers should not cause a problem accessing the stores.

4.12. The cold stores would assist in the upgrading of this successful and well-supported local shop and as such would therefore meet the social, economic and physical regeneration aims of Policy CS6

5. The Design Appraisal

Scale

5.1. The footprint of the shop and existing store remains unchanged. Additional cold store facilities are proposed.

Amount

5.2. The intention is to provide 2No. Cold stores to the rear of the shop.

Layout

5.3. Access to the cold stores will be via the existing driveway to the rear of the shop, with deliveries being made to the forecourt off Creek Road.

Landscape

5.4. There is no landscaping at present and none is proposed for this application. The existing fence to the rear boundary will be retained.

Appearance

5.5. The units come ready made and will be white in colour.

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6. The Access Appraisal

6.1. Customer parking would be at the front of the building as at present, while the staff parking at the rear will remain, albeit provided in front of the store units.

7. Conclusion

7.1. The proposal seeks to upgrade the storage facilities to this successful and much-valued local convenience store.

7.2. The intention is to locate two cold stores adjacent to the existing store providing additional storage space and also separation between chilled goods and dry goods.

7.3. The height and location of the units should have minimal impact on the adjoining residential property.

7.4. Similarly there should be minimal disturbance to that property.

7.5. Access and parking remains much as at present.

7.6. In the opinion of the applicant the proposal accords with National and Local policy and guidance and as such it is respectfully requested that planning permission be granted.