

Planning Application Response of Planning Policy

Application No:	APP/15/00772 and APP/15/00773
Address:	BAE Systems, Elettra Avenue, Waterloo, PO7 7XS
Development:	Erection of a foodstore (Class A1) with associated parking, servicing, access and landscaping (00772). Erection of a restaurant/drive thru (Classes A3/A5) with associated parking, servicing, access and landscaping (00773).
Case Officer:	Mrs S Smith
Comments by:	Sarah Hains and David Hayward
Date of Comments:	7 August 2015

Policy

Policy WA2 (BD54) of the Local Plan (Allocations) allocates the site for mixed use development including economic development, hotel and leisure uses. Economic development is defined in the National Planning Policy Framework (NPPF) and includes B class uses, public and community uses and main town centre uses which includes both retail (class A1) and food and drink uses (A3, A4 and A5), although excludes housing.

Comments

The principle of a mixed use development on this site was provided by application ref: APP/13/00893. Although the application was subsequently withdrawn due to issues regarding the S106, a resolution to grant permission was agreed. Nonetheless, whilst the previously application sets a precedent with regards the proposed development, sequential assessments should be carried out based on the situation as it is today and there could potentially be sites which are available now which were not when the previous application was considered.

Ideally, a comprehensive plan for the site would be submitted which would address the requirements set out in policy WA2 (BD54). However, it is understood that there are viability issues which mean that individual applications to reflect the requirements of end users are being submitted. A vehicular route through the entire site has already been approved.

The uses proposed under applications APP/15/00772 and 3 accord with the those set out in policy WA2 (BD54). Although the policy highlights the potential for employment and large scale leisure uses on the site, which may not be able to be accommodated elsewhere in Waterloo, the policy is not prescriptive in respect of these uses. The applicant should be made aware of the development requirements set out at WA2 (BD54).

Policy WA2(BD54) defines the site as out of centre for retail and edge of centre for main town centre uses. It goes on to say that sequential and impact tests will be required in line with the NPPF. Section 6.6 of the Planning Statement for application 00773 sets out that a sequential assessment would not be appropriate as the development would not serve a town centre role. However section 24 is clear that whilst sequential assessments are required on all developments which comprise town centre uses and of course the 'drive thru' is only one part of the development, which also includes a walk-in restaurant and take-away. Nonetheless, it would not be possible to differentiate the 'drive-thru' element of the development from the walk-in restaurant as they are both intrinsically parts of the same development. Clearly within Waterloo town centre, which is pedestrianised, it would not be possible to accommodate a development which by its nature needs to have constant access to the highway network for visitors. Similarly, there are no available sites at the

Hambledon Road retail park. As such, whilst technically required by the NPPF, it would serve no purpose to require a sequential assessment in this case.

The sequential assessment for application 00772 is an update of the assessment which was submitted with the previous scheme. The assessment is considered to be robust in its assessment of alternative sites. Whilst it does not consider sites in the West of Waterlooville Major Development Area (MDA), no planned retail units would be of a sufficient size to accommodate the proposed development. Overall, it is agreed that there are no sequentially preferable sites where the proposed retail development could be accommodated.

In considering these schemes, it is also pertinent to highlight that the NPPF (section 24) also requires that *"When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre."* Whilst major roads do separate the site from the Waterlooville town centre, following the development to Hambledon Road and the new Sainsbury's superstore, the site is logically placed in relation to the town centre and Waterlooville's other retail offer. Furthermore, the site is relatively well linked to the West of Waterlooville MDA which in itself does not include a larger superstore retail offer. Thus there is the potential for sustainable travel to the store from this area whilst also providing competition and choice in the retail market with the nearby Sainsbury's superstore.

Overall, the justification in the respective planning statements for each application is broadly supported. These justifications, together with the fact that approval in principle has already been given for a drive thru and a food store on this site (withdrawn application ref: APP/13/00893), would appear to satisfy the requirements of the policy.

No objection