
PLANNING STATEMENT

ON BEHALF OF



IN RESPECT OF THE SITE AT:

WATERLOOVILLE –FORMER BAE SITE,
ELETTRA AVENUE

PLOT E (E BLOCK)

08 JULY 2015



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Regulated by RICS

OUR REF: RLG/286/36/1

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1 INTRODUCTION

1.1 This retail and leisure statement has been prepared by Rapleys LLP on behalf of Hargreaves Properties Limited, in respect of a planning application for the change of use of E Block (the 'proposal') at plot E (the 'plot') at the former BAE Systems Technology Park, Elettra Avenue, Waterlooville (the 'park'). Specifically, planning permission is sought for the:

"Use of the building for leisure (class D2) and/or non food retail (class A1) purposes with associated car parking and other works"

1.2 The application relates to 4,725 sqm of floorspace, and whilst occupiers are sought for the site, it seeks maximum flexibility in order to allow the building to accommodate either use in totality, or a combination of the two use and provide certainty as to the underlying uses for prospective occupiers.

1.3 The application site boundary (the 'site') and the park are detailed on the plan attached at **Appendix 1**.

1.4 As the local authority is aware, Hargreaves acquired the freehold of the park (excluding 'The Beam Plot') back in January 2014, and are committed to delivering its beneficial economic re-use. As part of this commitment, our client has submitted a planning application to facilitate necessary infrastructure by way of the provision of a vehicular route through the park to serve future redevelopment. This proposed route is designed to serve the eastern half of the park at this stage, including plot E.

1.5 To inform the context of this proposal, in parallel to this application a second iteration of the Concept Masterplan for the park has been submitted, which provides illustrative detail of future development at the park and the wider context of this planning application. This Concept Masterplan includes detailed commentary relative to the applicant's initiatives to attract leisure occupiers to the site.

1.6 The statement therefore identifies and appraises the planning issues relevant to the determination of this application. In particular, this statement addresses the following:

- The plot and its surroundings;
- The plot and parks' planning history and context;
- The proposal;
- Planning policy and guidance;
- Planning considerations, including Design and Access matters, and
- Conclusion.

1.7 The statement should be read in conjunction with the following supporting documentation:

- Planning application forms, duly signed and dated;
- Leisure and Retail Statement, prepared by Rapleys LLP;
- A Transport Statement, prepared by DTA, and
- Existing and Proposed Plans, prepared by Hargreaves

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- 1.8 This statement concludes that the proposal accords with the Development Plan and national policy and guidance, and on this basis should be supported by the Local Planning Authority.

2 THE SITE AND SURROUNDINGS

THE APPLICATION PLOT

- 2.1 The site is part of, and constitutes the southern central part, of the wider former BAE Systems Technology Park. The site accommodates the only remaining structure on the park, and is a largely single storey, double height building extending to approximately 4,725 sqm at ground floor level, with an additional mezzanine level of approximately 2,000 sqm. The remainder of the site is cleared of buildings, structures and vegetation, and is relatively flat.
- 2.2 The application site red line boundary encompasses 0.985ha, and is illustrated on the site plan attached at **Appendix 1**.

THE FORMER BAE SYSTEMS TECHNOLOGY PARK

- 2.3 The park was formerly operated as the BAE Systems Technology Park and comprises 5.15ha of previously developed land, to the north-west of WaterlooVille Town Centre.
- 2.4 In addition to E Block, the park formerly comprised the following buildings:
- Main Building – A three storey-complex accommodating 19,498sq.m of Class B1(c) research and development use
 - An ancillary Restaurant – 973sqm
- 2.5 These buildings formerly served as research and development facilities for BAE and were demolished in 2014 and – apart from E Block – the site is cleared and vacant.
- 2.6 However the applicant has aspirations to develop the park at the earliest possible juncture, and has already submitted a planning application for a vehicular route through the park in order to enable future development on individual plots, including the application site.

SURROUNDINGS

- 2.7 Immediately to the south of E Block is Beam Block, a single storey building that is not in the ownership of Hargreaves, and does not form part of its future aspirations for the site.
- 2.8 More widely, the site and park are surrounded by a mix of uses. To the immediate north and east, there are commercial premises (including the WKB car showroom and garage), offices, warehousing and residential development. Further to the north there are substantial areas of residential development and open land. To the south and west respectively, is open land beyond the commercial development immediately neighbouring the Site.
- 2.9 The park and its relationship to WaterlooVille Town Centre are discussed in further detail within the Leisure and Retail Statement attached to this application.

3 PLANNING HISTORY AND CONTEXT

- 3.1 A summary of the park's key planning history is attached at **Appendix 2**. The following applications are relevant.
- 3.2 On 31 July 2013, outline planning permission (Ref: AP/12/00652) was granted for "the demolition of the main office building and ancillary restaurant and the redevelopment to provide business units (Class B1, B2 and B8), car showroom drive thru restaurant, hotel and restaurant".
- 3.3 Since the approval of the above application, an outline application (Ref:APP/13/00893) for an alternative scheme was submitted by the previous owner of the park in September 2013. The application sought outline planning permission for the following development:
- "Mixed-use employment, leisure and retail development to comprise demolition of Main Building and erection of Class C1 hotel, Class D2 cinema, 3No. Class A3 restaurants, Class A4 public house, Class A3/A5 drive-thru restaurant, Class A1 foodstore and retention of E Block for use as Class B1 offices or conversion to Sui Generis bowling complex, Class D2 health and fitness centre, and Class A3 restaurant".*
- 3.4 At a meeting in December 2013, the Planning Committee resolved to grant planning permission for the proposal, subject to the completion of a s.106 agreement. However, following extensive discussions relative to the s.106 agreement, the application was formally withdrawn by the Developer on 28th January 2015.
- 3.5 The application was withdrawn. as it was considered that to proceed with development by way of a single overall consent was impractical because of the commercial and financial implications this would create. As a result of this, the Developer has proposed an amended application approach for bespoke submissions for individual plots, enabled by a full planning application for a vehicular route through the park (and planning permission is anticipated relative to the route shortly).
- 3.6 Notwithstanding the withdrawal of the second application, evidently the proposed range of uses within this proposal were considered acceptable, in planning terms, by the local authority, thereby establishing the principle of a wide range of employment generating uses, including retail and leisure uses, at the park.
- 3.7 As previously detailed, the applicant has aspirations to develop the site for mixed use development. These aspirations are illustrated in the second iteration of the Concept Masterplan that has been prepared by Rapleys, and has been submitted to the local authority for information in parallel with this application. Further, as a first step, the applicant has already submitted a planning application for a vehicular route across the site. It is proposed that the site will be accessed from this route. Feedback from both the local planning and highway authority has confirmed that the route is supported in planning and highway terms.

4 THE PROPOSED DEVELOPMENT

4.1 This application seeks full planning permission for:

“Use of the building for leisure (class D2) and/or non food retail (class A1) purposes with associated car parking and other works”

4.2 As previously detailed, the application relates to 4,725 sqm of floorspace (as the existing mezzanine will be removed), and whilst occupiers are sought for the site, it seeks maximum flexibility in order to allow the building to accommodate either use in totality, or a combination of the two uses.

4.3 The final occupiers of the development evidently cannot be predicted at this stage. However, the applicant has conducted a marketing campaign to establish the demand for leisure uses on the site. Details of this marketing initiative are set out in the Concept Masterplan submitted to the local authority in parallel to this application. Examples of potential leisure occupiers within the building are:

- A cinema;
- A bowling alley, or
- A gym.

4.4 However, to date, despite a comprehensive marketing effort, we have not succeeded in attracting an appropriate cinema or bowling operator for the site. Nonetheless, the campaign continues but in the meantime the site will also be marketed to retailers, in accordance with the local development plan, in order to ensure E Block’s continued beneficial use (and to prevent its vacancy, which would be detrimental to the area and the prospects of securing future investment). . Given the location and appointment of the site and its building, the most likely retail occupiers are likely to be bulky goods retailers. In these terms, the following condition is suggested for imposition onto any planning:

“Use Class A1 floorspace within this development should be used for the sale of DIY products (including materials and accessories), home improvement products, carpets and floor coverings, fabric, furniture, soft and hard furnishings, floor coverings, household goods, homewares, decorative products, glassware, cookware, kitchen utensils, white and electrical goods, automotive and cycle parts, pet food, garden tools, arts and crafts materials, variety retailing, tents, camping, caravanning, leisure and outdoor activity equipment, or related accessories for all of the aforementioned or the provision of ancillary café facilities, unless otherwise agreed with the Local Planning Authority.”

4.5 As another consequence of the uncertainty of the end occupier/occupiers of the site, it is not possible – at present – to usefully predict matters such as layout or elevational treatment, as these will be highly dependant on occupier requirements relative to access, parking and servicing. However, it is recognised by the applicant that these matters will require approval from the local authority in advance of the site being occupied, and on this basis is content for conditions relative to the approval of these matters to be attached to any planning permission.

5 PLANNING POLICY

- 5.1 This section provides a summary of the relevant planning policy, as set out by the National Planning Policy Framework (2012), the Local Development Plan for Havant Borough Council.

NATIONAL PLANNING POLICY FRAMEWORK

- 5.2 The Government published the National Planning Policy Framework (NPPF) on 27 March 2012.
- 5.3 It replaces the majority of Planning Policy Guidance and Planning Policy Statements which previously formed the national tier of planning guidance.

Achieving Sustainable Development

- 5.4 The NPPF outlines that the purpose of the planning system is to contribute to the achievement of sustainable development, and sets out three dimensions to sustainable development: economic, social and environmental (paragraph 7). In this respect, it identifies the need for the planning system to perform the following mutually dependent roles:
- An economic role – to contribute to the building of a strong, responsive and competitive economy, by ensuring sufficient land of the right type and location is available to support growth, and to identify and coordinate development requirements, including the provision of infrastructure;
 - A social role – to support strong, vibrant and healthy communities; to provide a supply of housing for current and future needs and to create a high quality built environment with accessible local services that reflect local community needs, and
 - An environmental role - to contribute to protecting and enhancing the natural, built and historic environment, which improves biodiversity, minimises waste and pollution and mitigates the impact on climate change and moves towards a low carbon economy.
- 5.5 Paragraph 9 states that to pursue sustainable development requires positive improvements in the quality of the built, natural and historic environment together with people's quality of life, including (but not be limited to):
- Making it easier for jobs to be created in cities, towns and villages;
 - Replacing poor design with good design, and
 - Improving the conditions in which people live, work, travel and take leisure.
- 5.6 The NPPF introduces a strong 'presumption in favour of sustainable development' as a 'golden thread' which should be seen as running through both plan-making and decision taking (paragraph 14). For decision taking this means:

-
- Approving development proposals that accord with the Development Plan without delay; and
 - Where the Development Plan is absent, silent or relevant policies are out of date, granting permission unless:
 - 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; or
 - Specific policies in the Framework indicate development should be restricted.

Core Planning Principles

5.7 Within the overarching roles that the planning system ought to play, the NPPF at paragraph 17 identifies a set of 12 core land-use planning principles which should underpin both plan-making and decision-taking. Amongst others, these confirm that planning should:

- Be plan led;
- Proactively drive and support sustainable economic development (which the NPPF defines, in its glossary, as development comprising B class, public/community and main town centre uses which, evidently, must therefore include retail);
- Always seek high quality design and a good standard of amenity;
- Support the transition to a low carbon future;
- Encourage the effective use of previously developed land, and
- Promote mixed use development and encourage the multiple benefits from land.

Delivering Sustainable Development - Building a Strong, Competitive Economy

5.8 Paragraph 18 outlines the commitment to secure economic growth in order to create jobs and prosperity. The NPPF continues that the planning system should operate to encourage and not act as an impediment to sustainable growth. It states that significant weight should be placed on the need to support economic growth through the planning system (paragraph 19) and that the NPPF aim is to ensure local planning authorities plan proactively to meet the needs of a modern economy (paragraph 20).

Delivering Sustainable Development - Ensuring the Vitality of Town Centres

5.9 In the context of retail development, the NPPF requires that planning applications for retail and other main town centre uses that are not in an existing centre, and not in accordance with an up-to-date local plan, be assessed on the basis of the sequential approach to site selection (paragraph 24) and impact assessment (subject to thresholds) under paragraph 26.

5.10 Paragraph 24 outlines a preference for main town centre uses to be located in town centres and then edge of centre locations, and only where suitable sites are not available should out of centre

sites be considered. When considering edge of centre and out of centre proposals, the NPPF advises that preference should be given to accessible sites that are well connected to the town centre. There is a requirement to demonstrate flexibility on matters such as format and scale by both applicants and local planning authorities.

5.11 The requirements for impact assessment are set out in paragraph 26. This confirms that assessments for retail (and leisure and office) development outside town centres which are not in accordance with an up to date development plan, and which are over a proportionate locally set threshold (or 2,500 sq. m if none apply), should address the following:

- The impact of the proposal on existing, committed and planned public and private investment in affected centre(s), and
- The impact of the proposal on town centre vitality and viability including local consumer choice and trade in the town centre and wider area (up to five years from the time an application is made).

5.12 Paragraph 27 of the NPPF states that where an application fails to satisfy the sequential test or is likely to have a significant adverse impact on one or more of the tests, planning permission should be refused.

THE HAVANT DEVELOPMENT PLAN

5.13 The Development Plan consists of the Havant Borough Local Plan – Core Strategy (adopted March 2011), the Havant Borough Local Plan – Allocations (adopted July 2014) and the Local Plan Policies Map.

Policies Map

5.14 The plot is not within or adjacent to a Conservation Area and is not subject to any other designations. There are no buildings or structures which are statutory or locally listed, and no tree preservation orders (TPOs) exist on the Site.

5.15 The plot is classified by the Environment Agency as being within Flood Zone 1.

Local Plan – Site Allocations

5.16 The Development Plan consists of the Havant Borough Local Plan – Core Strategy (adopted March 2011), the Havant Borough Local Plan – Allocations (adopted July 2014) and the Local Plan Policies Map. The Local Plan Allocations document, within Policy WA2, has allocated the park as “land at BAE Systems Technology (Site Ref and Policy BD54)”, for mixed use development incorporating "economic development", hotel and leisure.

5.17 The explanatory bullet points to Policy BD54 confirm that the site should be redeveloped for uses defined as "economic development" within the NPPF, including leisure uses and a hotel subject to viability. The bullet points further indicate that the site has potential for large scale leisure uses such as a bowling alley or cinema that could not be accommodated within the town centre.

Local Plan – Core Strategy

- 5.18 The Havant Borough Core Strategy (adopted March 2011), sets out the development framework for the Borough to 2026.
- 5.19 The relevant policies within the Core Strategy in respect of the proposal are outlined below:
- 5.20 **CS4 (Town, District And Local Centres)** – the Council will seek to accommodate approximately 13,000 sq.m (net) of new comparison goods retail floorspace within town and district centres up to 2016. Planning permission will be granted for appropriate town centre development proposals that, inter alia, promote and enhance the hierarchy of identified centres.
- 5.21 **CS8 (Community Safety)** – Planning permission will be granted for development proposals that:
- Engrain community safety;
 - Provide well-lit footpaths, cycle ways and roads providing that this does not adversely affect designated habitats or the landscape;
 - Maximise opportunities for natural surveillance through good design and, and
 - Maximise the amount of ‘defensible space.’
- 5.22 **CS16 (High Quality Design)** – 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. All development should demonstrate that its design, inter alia:
- Responds to, draws inspiration from and respects local context;
 - Produces a positive relationship between buildings, street and spaces both existing and proposed;
 - Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all;
 - Maximises opportunities for mixed use development;
 - Mitigates negative environmental impacts; and
 - Adapts to the changes needs of its users.
- 5.23 **CS17 (Concentration and Distribution Of Development within the Urban Areas)** – development will be permitted that makes the most effective use of land in the borough by granting planning permission that, inter alia, concentrates new retail and leisure development within urban areas, and prioritise this development on previously developed land including redundant, derelict or underused land and buildings within the urban area.
- 5.24 **CS20 (Transport and Access Strategy)** - Development will be permitted that:

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- Is consistent with and contributes to the implementation of the 'Reduce, Manage and Invest' strategy;
 - Does not increase congestion and promotes better use of existing transport networks;
 - Improves accessibility of goods, services and employment and promotes equality in the transport systems;
 - Provides transport management measures to ensure the safe and efficient operation of the strategic and local road network;
 - Ensures that highway design responses positively to the characteristics of the area and delivers a high quality public realm for all users;
 - Maintains or improves the range of transport modes accessible to the users of the development site with specific emphasis on public transport, especially high quality/frequency buses and includes walking and cycling where appropriate, and
 - Improves highway, cycling and pedestrian links between the western built up area of the borough (Waterlooville) and the eastern area of the borough (centre on Havant) to create a strong east/west communication axis that passes through Dunsbury Hill Farm/Leigh Park.

5.25 **DM6 (Coordination of Development)** – Proposals will only be permitted where they do not undermine the future development potential of adjacent sites.

SUMMARY

5.26 From the foregoing commentary, the following summary position is drawn in respect of policy matters:

- The proposed uses for which planning permission is sought are included within the development plan allocation for the park, and
- The proposal will achieve the national and local policy objectives to support sustainable, economic development, at a site which is specifically allocated for such uses.

5.27 Overall, therefore, the proposal accords with the adopted Development Plan. The relevant planning considerations and the proposals' merits are reviewed in the following chapter of this Statement.

6 PLANNING CONSIDERATIONS

6.1 This section considers the acceptability of the proposed internal access route to serve future development at the former BAE Systems Technology Park, in accordance with its allocation, against current planning policy and other material considerations.

6.2 The key considerations comprise:

- Principle of the proposal;
- Design and Appearance;
- Transport and Highways;
- Trees and arboriculture, and
- Flood Risk and Drainage.

PRINCIPLE OF THE PROPOSAL

6.3 Section 70(2) of the Town and Country Planning Act requires that a local planning authority should have regard to the provision of the Development Plan in determining a planning application.

6.4 Paragraph 14 of the NPPF (2012) states that the presumption in favour of sustainable development should be seen as the golden thread running through both plan-making and decision-taking. For decision-taking this means approving development proposals that accord with the Development Plan without delay.

6.5 The proposed uses, retail and leisure, are:

- Confirmed as being acceptable within the development plan, indeed leisure uses are confirmed as being particularly welcomed (although, equally, the relevant site allocation does not prevent other uses coming forward in advance of leisure uses), and
- Uses that the local authority have recently resolved to grant planning permission for on the site.

6.6 As such, the principle of the proposal should be supported by the local authority. However, in pre-application discussions the local authority have requested:

- That any application for retail development be accompanied by sequential and impact testing (and in response to this, a leisure and retail statement is attached to this application), and
- That demand for leisure uses is investigated (and a report detailing this is attached to the concept masterplan, prepared and passed to the Council in parallel to this application).

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- 6.7 Further, the following sections demonstrate that the proposal also conforms to the other provisions of the Development Plan. Thus, it should be acknowledged that the proposal is acceptable in planning terms and planning permission should be granted without delay.

DESIGN AND APPEARANCE

- 6.8 Given the uncertainty relative to the eventual occupier of the proposal, it is not possible to confirm details of the building's elevational appearance. However, all of the uses proposed will require elevations that are modern and commercial in character. As such, the appearance of the building will be in accord with its surroundings, which is characterised by similar development.
- 6.9 It is recognised that elevational treatment and materials need to be carefully considered, and as such the applicant would accept a condition which required details to be submitted and approved by the local authority.

TRANSPORT AND HIGHWAYS

- 6.10 A Transport Statement has been prepared by DTA in support of the application. The statement has assessed the traffic and transport implications of the proposals for the change of use of E Block.
- 6.11 The statement has demonstrated that the development is fully in accordance with the NPPF and the related adopted and emerging Development Plan policies. On this basis it is concluded that there are no grounds for refusal on highway grounds.

TREES AND ARBORICULTURE

- 6.12 An Arboricultural Impact Appraisal, Method Statement, and Tree Protection Plan have been prepared by Barrell Tree Consultancy in support of the application.
- 6.13 There are no Tree Preservation Orders (TPOs) on the site. The majority of trees to be lost are low category because of their poor condition or small size. Some moderate category trees will also be lost but their loss will have no significant impact on the present character of the area.
- 6.14 In summary, the development proposal will have no significant impact on the contribution of trees to local amenity or character.

FLOOD RISK AND DRAINAGE

- 6.15 The site lies in Flood Risk Zone 1, the lowest risk zone relative to flood risk and, given that the proposal is for a change of use of an existing building, and the site area is less than a hectare, a flood risk assessment should not be required. The existing drainage connections into the public sewer network in Silverthorne Way will be retained to serve the future proposed development.

7 CONCLUSION

7.1 The preceding sections of this Statement have fully examined and assessed the background to the proposals and the planning merits of the scheme. In these terms, the Statement has drawn together the supporting and technical studies that form the application package.

7.2 The following conclusions are drawn:

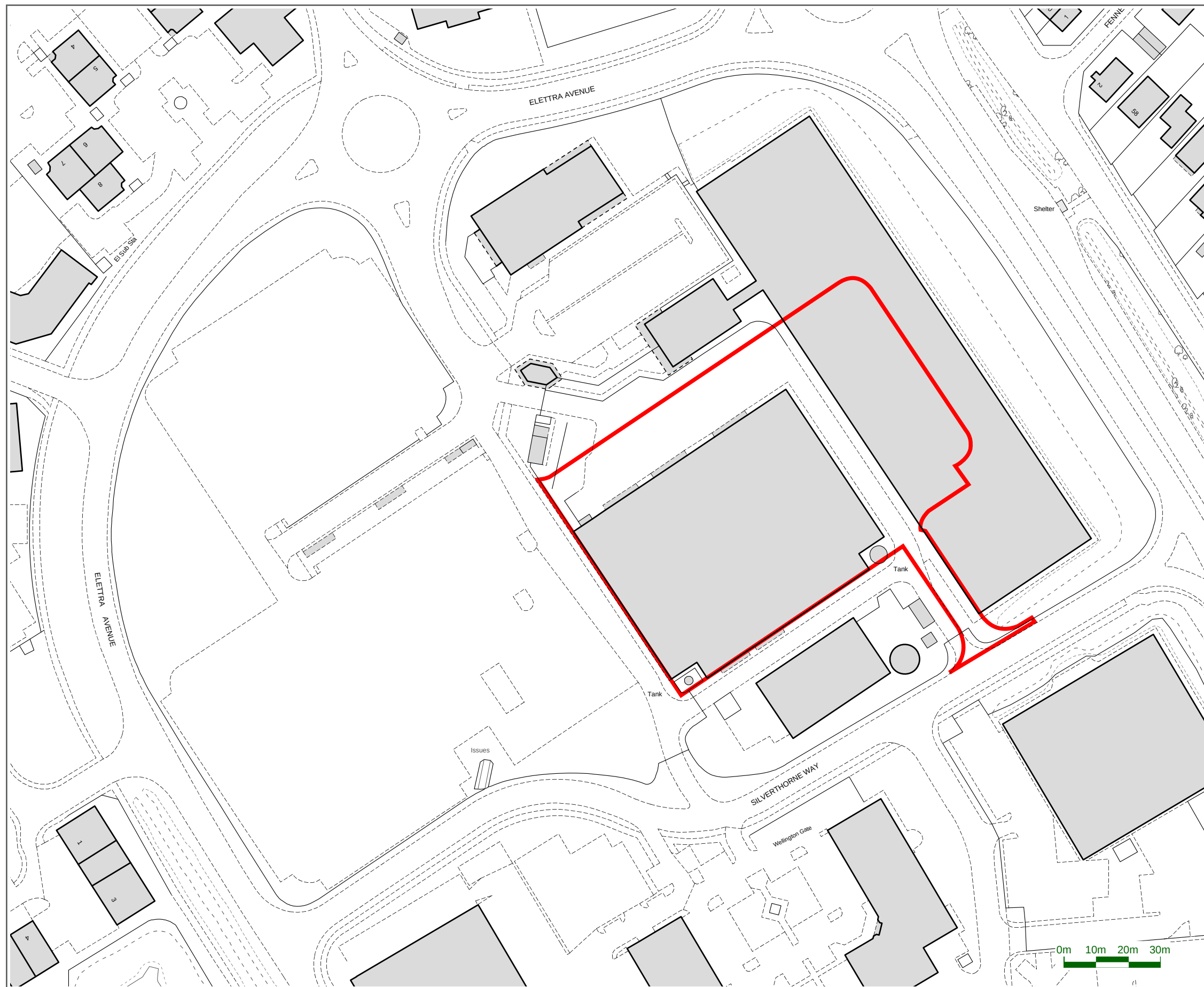
- The proposal will secure development for uses which are allocated within the Development Plan, and recently secured the local authority's support at committee, and
- Fundamentally, the proposal would support the redevelopment of a brownfield site for economic development in the future, thereby contributing to the national and local policy objectives to secure economic growth.

7.3 In the context of the above, it has been demonstrated that the scheme complies with the relevant guidance as set out within national and adopted local policy. In addition, this statement demonstrates that the proposal should be deemed acceptable and planning permission should be forthcoming at the earliest possible juncture.



Appendix 1
Site Location Plan





SITE LOCATION PLAN
Elettra Avenue,
WATERLOOVILLE. PO7 7XS.



Scale @ A3 : 1:10,000

Plan No. : 286/36/1 _SLP05

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0m 10m 20m 30m

Appendix 2
Planning History Schedule



PLANNING HISTORY

SITE – FORMER BAE SYSTEM, ELETTRA AVENUE, WATERLOOVILLE

Planning Ref	Proposal	Decision	Date
APP/15/00451	Construction of a vehicular route through the site at the former BAE systems park.	Approved	24/04/15
APP/13/00893	Outline application for mixed-use employment, leisure and retail development to comprise demolition of Main Building and erection of Class C1 hotel, Class D2 cinema, 3No. Class A3 restaurants, Class A4 public house, Class A3/A5 drive-thru restaurant, Class A1 foodstore and retention of E Block for use as Class B1 offices or conversion to Sui Generis bowling complex, Class D2 health and fitness centre, and Class A3 restaurant.	Withdrawn	27/01/15
APP/13/00940	Application to determine whether prior approval is required for the method of demolition of the buildings within the BAE Systems Technology Park (with the exception of E Block and Beam Plot buildings) and any proposed restoration of the site.	Prior Approval Granted	16/10/13
APP/12/00652	Outline application for demolition of "main building" and ancillary restaurant and redevelopment to provide business units (Class B1, B2 and B8), car showroom, drive thru restaurant, hotel and restaurant and associated parking with access from Elettra Avenue.	Approved	31/07/13