

Planning Application Response of Planning Policy

Application No:	APP/15/00770
Address:	BAE Systems, Elettra Avenue, WaterlooVille, PO7 7XS
Development:	Use of the E block building for leisure (class D2) and/or non food retail (class A1) purposes with associated car parking and other works.
Case Officer:	Mrs H Lealan
Comments by:	Sarah Hains
Date of Comments:	15 September 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 it 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 Although the application was subsequently withdrawn due to issues regarding the S106 legal agreement, a resolution to grant permission was agreed. Nonetheless, whilst the previous application sets a precedent with regards the proposed development, sequential assessments should be carried out based on the situation as it is today as there could potentially be sites available now which were not available 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 application APP/15/00770 accord with 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 WaterlooVille, the policy is not prescriptive in respect of these uses. **A leisure use on this site would be welcomed under policy WA2 (BD54).** 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.

A sequential assessment is contained within the Leisure and Retail Assessment, carried out in respect of Block E as part of the application. It concludes that there are no other suitable sites for the retail proposal.

In considering this proposal, it is 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 planning statement is broadly supported. This justification, together with the fact that approval in principle has already been given for a food store on this site (withdrawn application ref: APP/13/00893), would appear to satisfy the requirements of the policy.

No objection