



**Lambert
Smith
Hampton**

www.lsh.co.uk

PLANNING STATEMENT

On

**Application for Change of
Use at 3rd Floor, Block 100,
Langstone Gate, Solent
Road, Havant, PO9 1TR**

On behalf of

Blackberry Clinic

Prepared by
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1.0 INTRODUCTION

- 1.1 Lambert Smith Hampton has been instructed by Blackberry Clinic to apply for planning permission for change of use from B1(a) (Business office) to D1 (Non-residential institutions) at the 3rd Floor, Block 100, Langstone Gate, Solent Road, Havant, PO9 1TR.

2.0 APPLICATION SITE

- 2.1 Langstone Gate is a part-three, part four-storey, mid-twentieth century office development, situated to the south west of Havant Town Centre. The site is accessed via Solent Road which runs east to west along the northern boundary of the site. To the south the site is the A27 junction, which connects with Park Road South which runs along the eastern boundary of Langstone Gate.
- 2.2 To the west of the site is the Tesco Express supermarket, which is also accessed via Solent Road. The application site comprises the third floor of Block 100 of the building. The site benefits from 4 dedicated car parking spaces provided to the north of the building and some cycle racks to the north of Block 400.

3.0 BACKGROUND TO PROPOSALS

- 3.1 The site (3rd Floor, Block 100) at Langstone Gate has suffered from vacancy for over 2 ½ years, despite significant marketing efforts to secure Office (B1[a]) tenants. The property has been listed on a number of property advertisements including the Lambert Smith Hampton webpage, the Estates Gazette magazine and the Estates Gazette website, Prime Location, Nova Loca and the Commercial Property Register.
- 3.2 Given that the site has continually failed to secure a sustainable letting, the agents have had to consider widening the type of prospective tenants with whom to negotiate lease terms. On this basis, discussions have been held with The Blackberry Clinic whose operations fall under Use Class D1 (Non-residential institutions).
- 3.3 The Blackberry Clinic operate health facilities providing screening and the treatment for musculoskeletal conditions including back pain, sports injuries and chronic pain conditions (Physiotherapy/ Fluoroscopy).

- 3.4 Further to this, The Blackberry Clinic offer courses and training programmes, primarily for post-graduate students in the sports and exercise medicine related fields of academia.
- 3.5 The site (3rd Floor, Block 100) at Langstone Gate offers the ideal premises and location for The Blackberry Clinic to offer their services to Havant and the wider surrounds. As such, Lambert Smith Hampton acting on behalf of the land owner is seeking planning permission for a lawful change of use to facilitate the Blackberry Clinic's move to these premises.
- 3.6 A copy of the property's marketing brochure is appended to this Statement.

4.0 APPLICATION PROPOSALS

- 4.1 This planning application seeks a lawful change of use from B1(a) (Business office) to D1 (Non-residential institutions) to accommodate The Blackberry Clinic.

5.0 PLANNING HISTORY

- 5.1 A search of Havant Borough Council's planning applications database revealed four planning applications related to Langstone Gate. These are outlined below:
- Application reference: 08/72126/002 for 'Display of non-illuminated fascia sign to north west corner of building' was granted planning permission on 14/05/2008;
 - Application reference: 07/72126/001 for 'Change of use from offices (B1) to renal dialysis clinic' was granted planning permission on 20/12/2007;
 - Application reference: 07/72126/000 for 'Display of 2 No. non-illuminated signs on ground floor and top floor' was granted planning permission on 30/04/2007; and
 - Application reference: 97/56621/001 for 'Installation of No. 5, 1.75m beam towers and No. 3, 4m high camera poles for CCTV security system' was granted planning permission on 20/02/1998

- 5.2 Planning application reference 07/72126/001 is of particular note, as the Council acknowledged the merits of a change from B1(a) to D1 at Langstone Gate in this instance and approved the application in similar circumstances to this current proposal.

6.0 PLANNING POLICY CONSIDERATIONS

National Level

- 6.1 At the national level the core principle of the National Planning Policy Framework (NPPF) is the 'presumption in favour of sustainable development', and under this heading of the Framework, paragraph 14 asserts that development proposals that accord with the development plan should be approved without delay.
- 6.2 Under the heading 'Core Planning Principles' of the NPPF, paragraph 17 outlines 12 core-land use planning principles that should underpin both plan-making and decision-taking. The 12th principle states that decision taking should take account of and support local strategies to improve health, social and cultural well-being for all, delivering sufficient community and cultural facilities and services to meet local needs.
- 6.3 Under Chapter 2 'Ensuring the vitality of town centres', the Framework requires that where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.
- 6.4 Paragraph 23 under this heading further acknowledges that it is important that needs for leisure and other main town centre uses are met in full and are not compromised by limited site availability. Annex 2 'Glossary of the NPPF includes health and fitness centres under the definition of 'main town centre uses'.

Local Level

- 6.5 At the local level, the site falls within the administrative boundary of Havant Borough Council. The current Development Plan for the Borough comprises the adopted (2011) Havant Borough Core Strategy and the adopted (2014) Havant Borough Local Plan (Allocations). These Local Plan Development Plan Documents (DPDs) are supported by the adopted Havant Borough Local Plan Policies Map.

- 6.6 The Havant Town Centre Inset Map of the Local Plan Policies Map confirms that the site is designated as part of Havant Town Centre for which Policy CS4 'Town, District and Local Centres' of the Core Strategy and Policy AL3.1 'Town, District and Local Centres' of the Allocations Plan apply.
- 6.7 Further to this, Policy CS6 'Regeneration of the Borough' also covers the site and requires that all development under this policy must ensure that they benefit the borough socially, environmentally and economically. Paragraph 4.06 explains that the borough's main town centres including Havant have a crucial role in supporting large parts of the community through providing a good range of shops, jobs, leisure and services that are accessible to the whole community.
- 6.8 The policy expects this role of town centres as community hubs to be developed as a focus for the regeneration of the borough as a whole.
- 6.9 Supporting text under Policy CS4 seeks to promote the vitality and viability of town centres.
- 6.10 Chapter 4 'Regeneration and Community Support' of the Core Strategy seeks to ensure that all new development maximises economic, social and environmental regeneration for the whole borough, with priority given to developments focused on the places and people that need it most.
- 6.11 Paragraph 4.02 under this chapter acknowledges that whilst much of the land in Havant is owned by a wide variety of individual and commercial interests, the Council will continue to take a leading role in working towards existing and new partnerships to ensure that plans and programmes can be implemented to reduce the health disparities across the borough.
- 6.12 Policy AL3.1 of the Havant Borough Allocations Plan confirms that planning permission will be granted for development proposals that:

"Provide main town centre uses in the town, district and local centres as defined on the Policies Map, and so contribute to their vitality and viability."

- 6.13 Policy DM3 'Protection of Existing Employment and Tourism Sites' of the Core Strategy, under point 1 explains that:

"The change of use or development of land or premises currently or last used for B use class employment purposes to non-B use class employment will only be permitted where it has been demonstrated that the land or premises are not fit for purpose and financially unviable for B use class purposes.

Where it is clearly demonstrated that the site is no longer suitable for B use class employment, other types of economic development should be considered in the first instance. These uses will be expected to provide employment opportunities of similar quality and quantity as those which previously existed. Only if another type of economic development cannot be found which provides similar quality and quantity of employment opportunity, will other uses then be considered."

- 6.14 Policy CS2 'Employment' of the Core Strategy is also considered to be relevant to this proposal, as it confirms that planning permission will be granted for development proposals that provide jobs and produce an economic output on existing employment sites that are not fit for current purpose.
- 6.15 Paragraph 3.10 confirms that Policy CS2 takes a flexible approach to the allocation and approval of land for employment and that the Council will avoid designating sites for restrictive use classes wherever possible, which acknowledges the changing nature of commercial demand and supply.

7.0 CONCLUSIONS

- 7.1 The proposed change of use will bring a successful business into this underperforming property and is therefore supported by the NPPF and by Policy CS4 'Town, District and Local Centres' of the Core Strategy and Policy AL3.1 "Town, District and Local Centres' of the Allocations Plan, which seek to permit planning permission for development that will contribute towards the vitality and viability of Havant Town Centre.

- 7.2 The proposal is economically sustainable and would contribute towards the regeneration of Havant Town Centre and the wider borough through providing bespoke health services. This is supported by the core themes of the Council's adopted Local Plan, with particular relevance to Chapter 4 'Regeneration and Community Support' of the Core Strategy.
- 7.3 In compliance with Policy DM3 'Protection of Existing Employment and Tourism Sites' of the Core Strategy, a copy of the site's marketing brochure is submitted with the application to demonstrate that despite continued marketing efforts, the premises are no longer suitable for office purposes.
- 7.4 As seen from planning permission reference: 07/72126/001, the Council previously recognised the benefits of a change of use from office B1[a] to D1 at Langstone Gate in order to accommodate health related community use in replacement of poorly performing office space.
- 7.5 Core Strategy Policy CS2 'Employment' of the Core Strategy further confirms that planning permission will be granted for development proposals that provide jobs and produce economic output on existing employment sites that are not fit for current purpose.

APPENDIX A

Copy of the Property's Marketing Brochure

TO LET

Langstone Gate, Havant,
Hampshire PO9 1TR

LangstoneGate

www.langstonegate.co.uk

Refurbished Landmark Office Building

130 sq ft – 30,000 sq ft (12 sq m – 2,787 sq m)



Description

Langstone Gate provides four office blocks arranged over three and four storeys. The landmark building is situated within an attractive mature landscape, with excellent natural lighting creating a pleasant working environment.

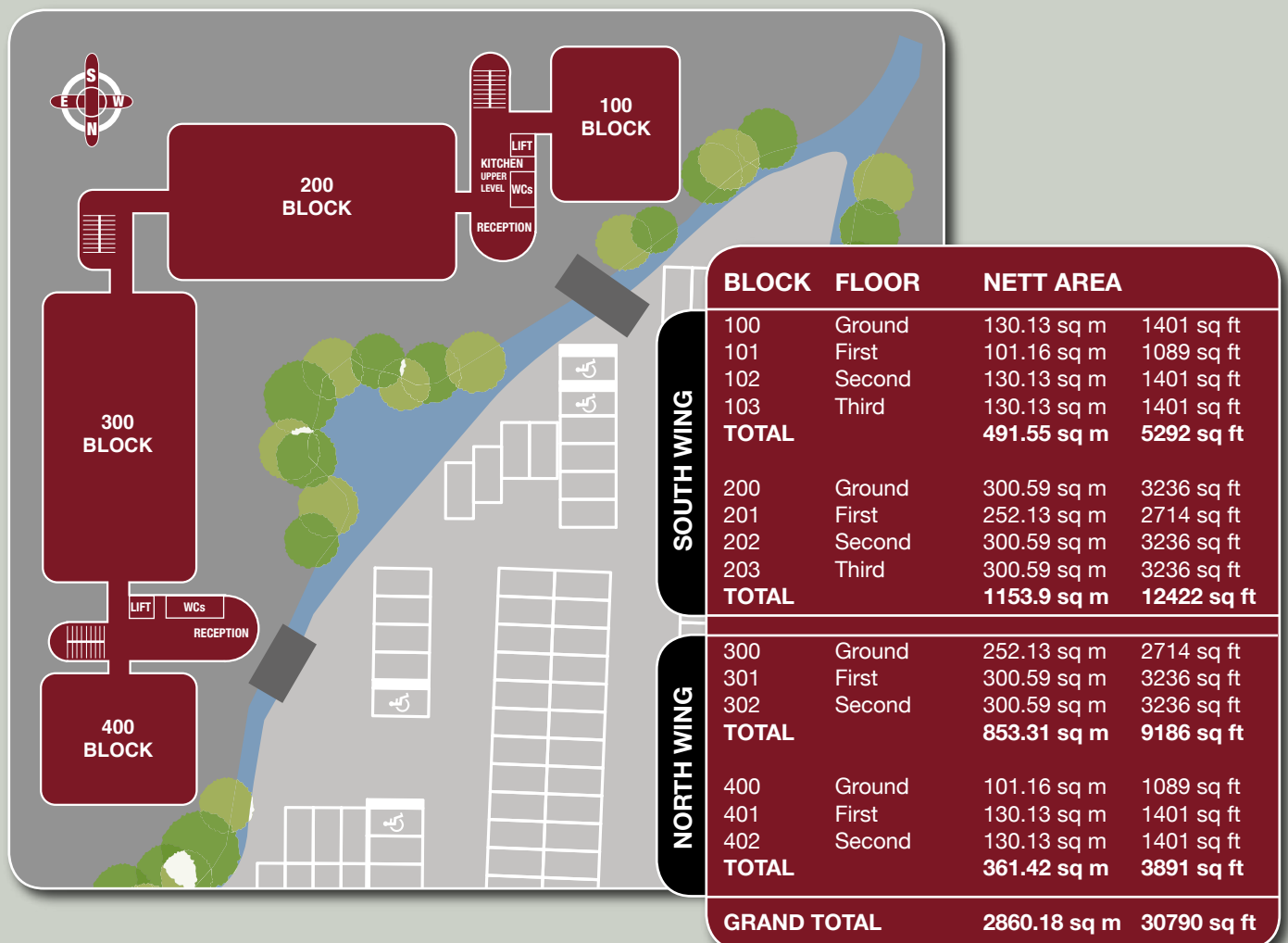
The premises have been extensively refurbished to provide quality office accommodation with suspended ceilings, inset defused lighting and carpeting throughout. The option of a combined heating and comfort cooling system is also available.

The building has two main cores each of which provide kitchen and WC facilities and passenger lifts serving all levels.

The property has substantial on-site car parking with an additional 400 space car park within 2 minutes walking distance. Havant mainline railway station is located approximately 0.5 miles north and provides direct services to London Waterloo and the national rail network.

Features

- Flexible floor plates available
- Suites available within Metro Business Centre from 130 sq ft
- Substantial on-site car parking
- Fully refurbished open plan office accommodation
- Excellent access to A27
- 400 space public car park at Bulbeck Road



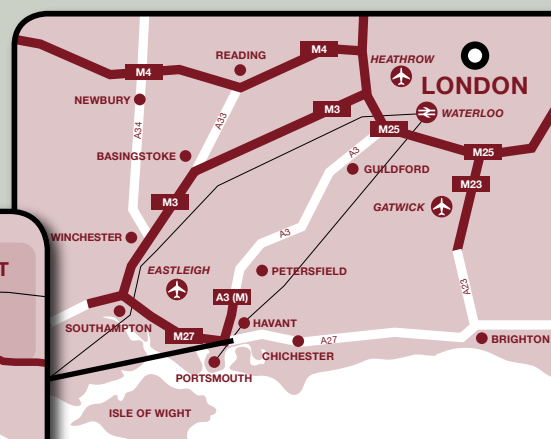
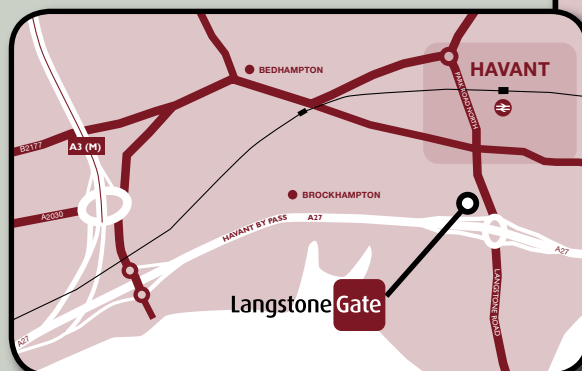


Location

The site is located close to the junction of the A3(M) and the A27/ M27, six miles to the northeast of Portsmouth city centre.

Havant forms part of the extensive M27 / Solent corridor, which includes the centre of Portsmouth and Southampton.

The site occupies a prominent position, on the main Havant roundabout leading into the town centre.





Companies who have already taken accommodation are: Glanvilles Solicitors, Block 100; Southsea Mortgage & Investment Company, Ground Floor 400; In Focus Limited, Floor 401 and Metro Business Centre Floor 200.

Metro Business Centre

Metro Business Centre has taken occupancy of the ground floor, Block 200, of Langstone Gate. The Centre offers all inclusive packages to occupiers on flexible terms. Suites within the Business Centre start from around 130 sq ft with larger suites available upon request.

The Centre benefits from conference and meeting room facilities, which can be booked on an hourly basis.

Terms

The property is available on a floor by floor basis or multiple floors are available by way of a new lease for a term to be agreed.

Accommodation within the Metro Business Centre is available on three month licenses.

Rates

To be assessed.

Rent

On application.

VAT

The price is exclusive of VAT at the standard rate. Any intending purchaser should satisfy themselves as to the incidence of VAT in respect of any transaction.

Legal costs

The ingoing tenant is to be responsible for both parties legal costs.

Misrepresentation Act 1985

The property is offered subject to contract, availability and confirmation of details. Whilst all the information in these particulars is believed to be correct neither the agents nor their employees or clients guarantee its accuracy nor is it intended to form part of any contract. All areas and measurements quoted are approximate. Any plans or photographs are provided only to indicate the general location of the property. Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services, appliances or facilities are in working order. Any occupier must check their proposed use with the relevant planning Authority to ensure it is permitted and should not rely upon the Use stated in these particulars. Neither the agents or their clients have made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination and the purchaser/tenant is responsible for making his own enquiries in this regard. Unless otherwise stated all prices and rents are quoted exclusive of any Value Added Tax. October 2005


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 a sure sign of quality
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