



Fasset Business & Property Solutions

Land east of Langstone Technology Park, Langstone Road, Havant

Proposed Hotel and Restaurant NPPF (Previously PPS 4) Assessment

April 2012

The Loft, St Clairs Farm, Wickham Road, Droxford, Hampshire SO32 3PW

Tel: 01489 872929 Fax: 01489 872939

Email: mark.carrington@wyg.com



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Contributor	Initialled:
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1.0 INTRODUCTION

- 1.1 This report has been prepared in support of the proposed budget hotel and Cloverleaf Restaurant development on land east of Langstone Technology Park, Langstone Road, Havant. The site extends to c1.1 hectares (2.6 acres) and is situated adjacent to A27 and immediately south of Havant Town Centre. The site can be classified as edge of centre for the proposed non-retail town centre uses as defined by National Planning Policy Framework (NPPF 2012) and set out in Planning for Town Centres Practice Guidance 2009.
- 1.2 This report considers the primary requirements of the NPPF in terms of assessing the proposals of the main town centre uses in edge or out of centre locations, specifically in terms of the availability of any sequentially preferable sites and the potential impacts of the proposed development on town centres or allocated sites. A wide range of information and analysis in respect of the proposal can also be found in the Design and Access Statement which accompanies the planning application.
- 1.3 The following sections of this report summarises development proposals and the national and local policy considerations that apply specifically in respect of such town centre uses before assessing the proposals both sequentially and in terms of impact before drawing conclusions.



2.0 DEVELOPMENT PROPOSALS

- 2.1 The proposal is to develop the site with an 81 bedroom four storey budget hotel with 66 car parking spaces and a part single storey, part two storey "Cloverleaf" family or business park amenity restaurant with 90 car parking spaces. Access is proposed via the entrance road to Langstone Technology Park off Langstone Road, which benefits from a protected right hand turn lane.

The Hotel

- 2.2 The budget hotel does not provide any facilities such as catering which must be sought by guests locally. The proposal to develop the site with a restaurant next door has obvious benefits in terms of these complementary business entities.
- 2.3 An 81 bedroom budget hotel with vending will employ approximately 4 full time and 12 part time (or 10 full time equivalent) employees. It envisaged that all employees will be recruited locally (including management) and that training will be provided as a matter of routine, with the aim of achieving national vocational qualifications.
- 2.4 In terms of local expenditure the location of a hotel within the area will also generate revenue for the local economy through the spending of guests on local goods and services. The limited service nature of the hotel (with no bar & restaurant facilities and no meeting room or leisure facilities) will also mean that guests will tend to use existing facilities within the surrounding area, thereby helping support the local economy. In this case a proportion of that spending will be attracted to the proposed Cloverleaf restaurant but a large proportion will still be spent in local shops, services and facilities. The budget hotel proposal is based upon utilising local people and local amenities, which ensures that the hotel brings with it economic and employment benefits to each new location. Information collected by budget operators indicates that the average daily spend by guests staying at its hotels (on goods and services) is £36. The hotel proposal has the potential to generate additional spending by guests in the local economy



of over £800,000.

- 2.5 Overall, the economic advantages the hotel will bring to the area will include: increased employment opportunities for local people; attracting new people to the area on business and leisure trips; generating additional expenditure within the local area from hotel guests and supporting local businesses through providing a complementary land use. The typical budget hotel split between leisure and business customers is 60%/40%.
- 2.6 Subject to planning permission being granted the site will be offered on a long lease meaning that the proposed hotel use and the advantages it will bring will be secured in the long term.

The Restaurant

- 2.7 As is the case for the hotel (and will be demonstrated in section 4 of this report) the restaurant will benefit from its location adjacent the A27 and the large scale business developments at Langstone Technology Park in the surrounding area as well as trade generated directly by the unserviced hotel. The Cloverleaf concept is a family or amenity business park restaurant with 298 covers and a dedicated internal children's play area.

Key features of the Restaurant Proposal

- 2.8
- The proposal will be developed and operationally managed by the Cloverleaf Restaurants Ltd business which specialises in the operation of amenity restaurants on business park locations;
 - Hotel and business park residents, local businesses and visitors will be the main core business and the proposal will appeal to all ages and social groups;
 - Informal business meeting and seminar facilities will be designed into the concept;
 - The business will 'flex' to align to hotel and business park occupiers' requirements and local area demands;
 - Buffet carvery facilities will be in use at peak dining times to provide immediate service



- which will promote widespread business use and reduce necessity for off site travel journeys;
- The protection of employees and customers is key and the proposal will be fully compliant with ACPO “secured by design” and Park Mark Safer Parking requirements;
 - Comprehensive DDA facilities will be incorporated;
 - Investing for long term sustainability;
 - The intention is to also create a link between the restaurant and local area charities to lend support to local community projects.

Employment Creation

- 2.9 The proposal will make a positive contribution to job creation in this area of Havant. It is estimated that the development will generate in the region of 70 jobs, approximately half of which will be full-time.
- 2.10 Cloverleaf’s policy is to employ local people in all positions where possible. A coordinated recruitment strategy will be established with Havant Borough Council Economic Development & Partnerships Team. This includes a clear focus on training and staff development, which enhances the local skills pool.
- 2.11 In addition to this, the restaurant will appoint local suppliers, where possible, to service both construction and operational requirements thereby benefiting the wider local economy. Unlike many businesses, Cloverleaf is not tied to large supply companies and the company actively works with local supplier chain producers.



3.0 Policy Considerations

3.1 Relevant National Planning Policy guidance is set out in the National Planning Policy Framework (NPPF) 2012 and Planning for Town Centres Practice Guidance 2009. The principal policies and guidance of which are set out in full below together with a brief summary of how the proposals have been assessed against the various requirements.

NPPF Section 1. Building a strong, competitive economy

- 3.2
18. The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.
 19. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.
 20. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.
 21. Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:
 - Set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth



- Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
- Support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;
- Plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;
- Identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and
- Facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.

22. Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

3.3 The economic benefits of this proposal are summarised in Section 2 and in the Design and Access Statement and it is right that local planning authorities adopt a positive and constructive approach to new economic development proposals, especially following the ministerial statement on 'Planning for Growth' which remains an important material consideration in the determination of planning applications

3.4 The latest government advice on 'Planning for Growth' is contained in HM Treasury Statement issued to Chief Planning Officers on 31 March 2011. Key extracts from that letter are reproduced below from which it is clear that the applicant might expect from the Local



Authority, positive support and encouragement for the commercial development and job generating proposals contained within this hotel/restaurant application:

"The Government's top priority in reforming the planning system is to promote sustainable economic growth and jobs. Government's clear expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy. The Chancellor has today set out further detail on our commitment to introduce a strong presumption in favour of sustainable development in the forthcoming National Planning Policy Framework, which will expect local planning authorities to plan positively for new development; to deal promptly and favourably with applications that comply with up-to-date plans and national planning policies; and wherever possible to approve applications where plans are absent, out of date, silent or indeterminate."

3.5 Indeed, the main message from Government to Local Planning Authorities in exercising their development control function is set out in some detail in the letter and reproduced in the following paragraphs:

- "i) When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant - and consistent with their statutory obligations – they should therefore:*
- ii) Consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;*
- iii) Consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);*



- iv) *(be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;*
- v) *Ensure that they do not impose unnecessary burdens on development.*

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions”.

3.6 As far as reducing carbon emissions and climate change considerations are concerned it is anticipated that the proposed budget hotel which have some if not all of the following sustainable features:

- Timber framed construction.
- Pre-fabricated bathroom pods.
- Minimum water storage
- Increased building "U" values.
- Use of low energy compact fluorescent light fittings incorporating high frequency control gear.
- Microwave detector control of corridor lighting and PIR control of back of house lighting.
- Improved air tightness.
- Fitting spray taps with flow restriction. (otherwise known as tap diffusers)
- Aerated shower heads.
- Installation of dual-flush toilets.
- Heating and cooling front of house areas only (reception and office) via an on-site renewable energy source (air source heat pumps (ASHP's).



NPPF Section 2. Ensuring the vitality of town centres

- 3.7 23. Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:
- Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;
 - Define a network and hierarchy of centres that is resilient to anticipated future economic changes;
 - Define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations;
 - Promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;
 - Retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;
 - Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites;
 - Allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre;
 - Set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres;



- Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites; and
 - Where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.
24. Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. 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. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.
25. This sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.
26. When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m). This should include assessment of:
- The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; 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 the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.



27. Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused.

The Development Plan

- 3.8 The Development Plan comprises the adopted Core Strategy and the saved policies of the adopted Local Plan. These policies tend to reflect those policies of set out above and as such do not need to be reproduced here. Pertinent policies include those defining the built up area boundaries and the principle of new development within them, the definition of Town and District Centre boundaries, primary and secondary frontages and the range of standard development control policies that are addressed in the Design and Access Statement. However, one saved policy is pertinent to the Sequential Assessment and the introduction of non retail (Class A1) uses into primary retail frontages.

TC6 Changes of Use – Primary Frontages

- 3.9 *"Planning applications for Class A2, A3, A4, A5 and other service sector uses, including leisure and entertainment uses, will be permitted in the primary shopping frontages shown on the Proposals Map provided:*
- (i) This would not lead to the concentration of, or creation of, adjacent non-retail uses at ground floor level such that this would begin to undermine the retail function of the primary shopping frontages; and*
 - (ii) The premises will be open to visiting members of the public."*



4.0 ASSESSMENT

Introduction

- 4.1 Having set out the economic benefits and climate change credentials of the proposal in the preceding sections of this report the requirements of Section 2 of the NPPF are now addressed in terms of sequential sites and potential impacts.

Sequential Assessment

- 4.2 A pre-application meeting/ discussion took place on 4th November 2011 and a number of sequential sites were put forward by the officers for consideration. In addition further discussion took place with officers on the 18 January 2012 to further refine the scope of this Sequential Assessment. The application has also considered the following documents in looking at sequentially preferable sites to accommodate the proposed development:
- The Development Plan (comprising the same policies of the Havant Borough Wide District Local Plan 2005 and the LDF Core Strategy March 2011);
 - Havant Town Centre Urban Design Framework SPD 2006;
 - Havant Borough Council Town Centres, Retail and Leisure Study NLP 2009;
 - Havant Borough Council "What do you want from your town, district and local centres?" consultation document 2011.
- 4.3 The NPPF and Town Centres Practice Guidance set out the criteria for such assessments which have been adopted in considering those sites assessed below. However, on the subject of disaggregation it is important to note that the viability of this development proposal is based upon a number of factors, not least the strategic location adjacent the A27 and major business developments at the Langstone Technology Park and the surrounding area but also the complementary nature of the proposals whereby the occupiers of the hotel will make use of the adjacent restaurant (albeit not exclusively) and the restaurant will derive a large proportion of



its trade from hotel users, the adjacent, large employee base and passing trade. To disaggregate the elements would adversely affect the viability and fundamentally undermine the proposal.

4.4 Land east of Langstone Technology Park is an edge of centre site for the uses proposed i.e. within 300 metres of the town centre boundary and this Sequential Assessment has considered both sites within the existing town centre boundary of Havant together with any edge of centre sites that demonstrate clear benefits in terms of linkages to the town centre together with any sites available within Emsworth town centre for similar edge of centre locations.

4.5 It is important to note that as long ago as 2006 the same limited number of sites had been identified as appropriate for town centre/ edge of centre development and these are also identified in the NLP Retail Study of 2009. The sites are identified using their NLP nomenclature as follows:

Site HAV1	Former Texaco Garage and car park, Park Road South, Havant	Town Centre	Developed
Site HAV2	42-54 West Street, Havant	Town Centre	Vacant Plot
Site HAV3	Car park, North Street, Havant	Town Centre	Private Car Park
Site HAV4	1-13 North Street Arcade, Havant	Town Centre	Multiple Retail Units
Site HAV5	Market Parade/ Railway Station	Town Centre	Multiple Retail and Residential Units
Site HAV6	Solent Road/ Brockhampton Lane	Edge of Centre	Multiple Industrial Units
Site EMS1	North Street Car Park, Emsworth	District Centre	Private Car Park

4.6 All but one of these sites is located within a town/ district centre, with the exception being site HAV6 which is also an edge of centre location as far as the proposed non-retail uses are concerned, being approximately 300m from the town centre boundary.



- 4.7 None of these sites is considered to represent a sequentially superior location for the proposed town centre uses having regard to the criteria set out in the NPPF/Practise Guidance.

Havant

- 4.8 Each site is assessed on the following pages with the obvious exception of site HAV1 which has already been developed for primarily residential purposes.

Emsworth

- 4.9 As stated above consideration of Emsworth town centre in this sequential study has been undertaken at the request of officers, despite the fact that it does not fall within the catchment area of the proposal, given the fact that it is divorced from the A27 strategic corridor and not visible from that road. Over half the centre is located in the Area of Outstanding Natural Beauty and much of the centre is historic in terms of its built form providing a more specialist retail offer.
- 4.10 In any event, only one potential development site has been identified; Site EMS1, North Street Car Park, Emsworth. The site is small (0.1 hectare), narrow site which is constrained by overlooking from adjacent properties. The NLP Study only envisaged small scale retail development at ground floor only up to approximately 400sq m (4,000sq ft). The site is neither available nor suitable for even a significantly modified form of the proposal.

Impact Assessment

- 4.11 Having demonstrated that there are no sequentially preferable locations available to accommodate either element of the proposal, NPPF paragraph 26 requires an impact assessment for proposals with more than 2,500 sq. m floorspace. It is important to note that the 2009 NLP Study does not provide any quantitative assessment in respect of leisure proposals such as those proposed but it does recognise:



- The proportion of A3-A5 uses (including restaurants, bars and takeaways) within the boroughs main centres is well below the national average at 9.8% (Havant) compared to 14.4% nationally (2008 figures) (paragraph 10.55).
- Future town centre development should provide for additional space for these uses and 10-15% of new floor space is considered appropriate (paragraph 10.56)

4.12 This can be broadly translated as a need for up to circa 2,000sq m (22,000sq ft) of floor space by 2016 and 3,660sq m (circa 40,000sq ft) by 2021 based upon the quantitative analysis summarised in paragraph 11.14 of the NLP study. The dining area of the proposed restaurant is just 545sq m (5,866sq ft) and it is considered that its turnover can be accommodated from growth within the overall expenditure to 2016 as opposed to significant trade draw from town centre establishments, the majority of which appear to cater for different market segments. The scale of the proposal is commensurate with edge of centre location and is unlikely to have any affect on the axes of retail/ town centre activity within the defined centre of Havant. It is considered that the restaurant proposal will not have any adverse effect upon allocated sites outside of town centres but this issue is considered in more detail below in respect of the proposed hotel.

4.13 It is important to recognise that the evidence base supports the development of a mid tier/ budget hotel in this location. The 2008 Havant Hotel Futures Study (HBC) and the more up to date 2010 South Hampshire Hotel Futures Study (PUSH) identify the specific need for such a facility in the A27/ A3 corridor. Both documents contain quantitative and qualitative methodologies. The 2010 assessment concludes that there is scope for two budget/ upper tier budget hotels in Havant providing 200 rooms. The proposal provides 80 rooms leaving capacity for a further hotel proposal to come forward. This is important in the context of the effect on allocated sites coming forward which is discussed further below.

4.14 There is only one hotel within Havant Town Centre: the 3 star Bear Hotel which has 42 rooms and is a traditional coaching inn operated by the Old English Inn company. The Bear Inn caters



for a different market to the proposed hotel, which relies more upon its strategic location adjacent to the A27 and the major business areas adjacent to the site for the bulk of its trade.

4.15 Indeed, section 8 of the 2008 hotel study identifies site criteria for the strongest sites likely to attract new hotel investment (page 35) as follows:

- Part of a destination hub, whether in the town centre, adjacent to a key demand driver such as a business park or in a visible gateway/ roadside location (clearly the site scores strongly in this respect);
- Affordable in terms of alternative use value (again it is considered that alternative higher value uses have not precluded this site coming forward as evidenced by the current proposal);
- Available freehold or on a long leasehold (the site is available in this respect);
- In single ownership (the site is currently owned by Hampshire County Council);
- Able to come forward in the short to immediate term (the site is white land and planning permission can be granted in the short-term in accordance with existing planning policy);
- Having fit with market potential (both the 2008 and 2010 studies endorse this aspect).

4.16 The 2008 study suggested that the Local Planning Authority will want to take all of these factors into account in identifying sites for new hotel accommodation and suggested that, at that time, the Langstone Gate site was the strongest location for new hotel development. That site, which is located immediately opposite the land east of Langstone Technology Park on the other side of the A27 to the north, has subsequently found a new lease of life as viable employment (office) floor space following the failure of the proposal for a Holiday Inn Express hotel on the site, and is not therefore available (it was not suggested as a sequential site by the Local Planning Authority). It is the view of WYG that the land east of Langstone Technology Park represents the strongest location for the identified need to provide a new hotel development which will support the local business community. Whilst the NPPF no longer requires an assessment of the impacts of existing allocations other than within the town centre, WYG has assessed the impact in respect of the strategic allocation at Dunsbury Farm.



Dunsbury Hill Farm

- 4.17 Dunsbury Hill Farm is a strategic employment allocation in the adopted Core Strategy expected to deliver some 60,000sq m (600,000sq ft) of new employment floor space in the form of a high quality business and technology park serving the borough and the wider sub-region. The site is located north east of Junction 3 of the A3(M) and was formally allocated within the adopted Local Plan (2005) and has been identified for development for over 10 years. The proposal was modified for inclusion as a strategic site in the Core Strategy by the addition of a proposed “quality hotel with conference facilities” in order to improve the viability of the overall site and the chances of bringing the site forward within the plan period to 2026.
- 4.18 The previous requirements of PPS4 Policy EC10(e) and EC16(c) were to assess the impact of the hotel/ restaurant proposal on local employment and upon allocated sites being developed in accordance with the Development Plan; in short, whether the development of the hotel and restaurant proposal would adversely affect the ability to bring forward the Dunsbury Hill strategic allocation. The answer is no, for the following reasons:
- 1) The Development Plan envisages a high end hotel and conference facility which is a different market to the hotel proposed on land east of Langstone Technology Park;
 - 2) There is still scope for another upper tier/ budget hotel within the A27/A3 corridor;
 - 3) A hotel proposal at Dunsbury Hill is only likely to come forward as part of large scale business floor space delivery at that site which will contribute to the viability of the hotel and not the other way round. This is because a critical mass of development will be required to deliver the major access and other infrastructure developments that are required in order to bring the site forward. The development of a budget hotel on land east of Langstone Technology Park will be immaterial in this respect. The prevailing global downturn and the continuing recession are the key factors in delaying the implementation of the strategic allocation.



5.0 Conclusion

- 5.1 This proposal will bring forward the development of a site that is not only within the built up area of Havant and in an edge of centre location with excellent accessibility credentials but also one that meets the criteria for hotel locations advocated to the Council by their own 'Hotel Solutions' consultants. The proposal will lead to the creation of approx 62 new jobs (full time equivalent) and help to support existing business by attracting new business and leisure trips to the area. A considerable amount of direct expenditure will benefit new businesses but there will be indirect benefits in terms of supply side demand generated by both hotel and restaurant.
- 5.2 This Assessment has considered whether, in accordance with National and Local Planning Policy, there are any more suitable sites closer to the centres of Havant and Emsworth to accommodate the proposals and whether there are any unacceptable impacts which cannot be ameliorated. The conclusions drawn from the analysis are that the proposal is compliant with the NPPF and local policies and as a result there are strong grounds to approve the development.

Site HAV 5 - Market Parade / Railway Station, Havant



Location Town Centre: Secondary Frontage

Site Area 0.5ha

Planning / Development History

Non pertinent

Commentary

This site, identified in the 2006 Havant Town Centre Urban Design Framework SPD document and subsequently in the NLP Retail Study of 2009, is a classic town centre regeneration site; an aspirational site which comprises over 20 individual shop units (with very low levels of vacancy, above which are a significant number of residential flats/ maisonettes). Piecemeal redevelopment of the area is unlikely to be possible/ desirable but clearly the site is neither available nor likely to be available within a reasonable timeframe given that it is not under the control of the Local Planning Authority but in multiple ownerships and with limited vacancy. It also provides much needed town centre residential accommodation and clearly only a comprehensive proposal to redevelop the entire site is likely to deliver an opportunity to locate a budget hotel and large family restaurant. There is no evidence to suggest that such a proposal is likely to come forward within a reasonable timeframe.

Site HAV 4 - 1-13 Noth Street Arcade, Havant



Location Town Centre: Secondary Frontage

Site Area 0.5ha

Planning / Development History

Non pertinent

Commentary

This site comprises 11 small retail units, all but 2 of which were occupied and trading at the time of the site visit. Individual residential units also exist at first floor level. Given the relatively small size of the site, or the fact that it is in multiple occupation, not currently available and has no visible retail frontage, it is difficult to agree that the site actually represents a credible town centre redevelopment opportunity. The amount of work necessary to assemble this site compared to the limited increase in retail floor space (probably less than 1,000 sq m (10,000sq ft)) is considered unlikely to appeal to investors. Again the site is not currently available, is too small to accommodate the development proposals and is not likely to provide a viable return on investment.

Site HAV 3 - Car Park, North Street, Havant



Location Town Centre: Secondary Frontage

Site Area 0.05 ha (500 sq m)

Planning / Development History

This site is an allocated development site (saved policy HTC 5).

Commentary

This site remains in use as a private car park despite having been identified as an allocation in the First Deposit Draft Local Plan dating back to 2001. There is no evidence that this site is available, it obviously cannot accommodate either a drastically modified version of either proposal, let alone the proposed development, and there is no need to assess the site further.

Site HAV 2 - 42-54 West Street, Havant



Location Town Centre: Primary Frontage

Site Area 0.1 ha

Planning / Development History

This site was granted planning permission in February 2006 for the demolition of the existing six vacant unit shops and redevelopment with a four storey building to provide 1,000sq m of retail (Class A1) together with 14 apartments, 7 car parking spaces, cycle spaces and bin-storage. The permission has been partially implemented in order to keep it extant but the site is still vacant with no signs of imminent development.

Commentary

The site is considered available and is currently being marketed by Brian Craddick and Company. However as with all of the sites it is considered that the location away from the A27/ M27 corridor and lack of visibility would adversely affect the viability of the proposal as would the lack of available space for dedicated car parking. The proposal would be likely to result in increased demand for existing town centre shopper's car parking to the detriment of the vitality and viability of the town centre. The proposed amenity restaurant would not be in accordance with Development Plan Policy TC6. In order to accommodate even a substantially modified form of development (i.e. one with negligible parking provision, reduced restaurant operation and reduced hotel bed space) would still require a much taller building estimated at least 6 stories which would result in an incongruous development in the context of the adjacent 2-2.5 storey units in this location.

The site is not considered suitable or viable for the proposed development either in part or whole.

Site HAV 6 - Solent Road / Brockhampton Lane, Havant



Location Edge of centre

Site Area 0.65 ha

Planning / Development History

Non pertinent

Commentary

The site comprises three large industrial buildings which accommodate 5 individual businesses and 2 electricity sub stations. All of the businesses appear to be trading well, none of the units is currently available and there is no evidence that this scenario is likely to change in the foreseeable future. The site is not therefore available. It is not necessarily clear that the site represents a sequentially superior site to the Bosmere Field site, distances are marginal and whilst this site may have a preferable pedestrian route to the town centre it still provides valuable employment floor space to local businesses that would have to be relocated, potentially out of the borough, in order to facilitate a redevelopment capable of accommodating the proposals.