

Planning Application Response of Planning Policy

Application No:	APP/14/01300
Site Address:	Land Adjacent to, Langstone Technology Park, 2B Langstone Road, Havant
Development:	Erection of four storey hotel (including restaurant for hotel guests only) with associated car parking and landscaping; and air conditioning units in compounds, with access from the private access road to Langstone Technology Park
Case Officer:	S Smith
Comments by:	L Weaver
Date of Comments:	22 January 2015

Comments

The Local Plan now comprises the Core Strategy (2011) and the Allocations Plan (2014). It should be noted that Saved Policies are no longer relevant.

The Proposal: Planning application APP/12/00467 was approved, subject to a S106 Agreement, on 14 June 2013. It permits the erection of a budget hotel and a family restaurant. The restaurant to the southern part of the site (part of planning permission) APP/12/00467 has already been completed. The northern part of the site, still undeveloped, already has permission for the erection of a four-storey hotel block (2336 square metres) containing 81 guest bedrooms. The current proposal is for erection of a four storey hotel including restaurant for hotel guests only and providing 82 guest bedrooms.

Promoting Havant Borough's Economy: Within Havant Borough Local Plan (Allocations) Policy HB3 provides for mixed use development at site BD8 and suggests the 1.28ha site would be suitable for Hotel and/or Commercial uses.

The principle of developing this land for a hotel has been established by planning permission APP/12/00467, which remains extant. It has been accepted that, though not allocated for employment use in the Local Plan, it would be a form of economic development, as defined in the NPPF (Annex 2), and would provide jobs while complementing the business uses on the Technology Park. As stated in the Planning Statement accompanying the application 'a Premier Inn of this size can be expected to employ 44 full and part-time staff, most of them recruited locally.'

The restaurant proposed within the hotel will primarily serve breakfasts to hotel guests, with some provision for other meals. It will not be open to the general public and would, therefore, be ancillary to the hotel rather than a separate A3 use.

Hotels are generally classed as town centre uses in the NPPF. The site might normally be considered to be in an edge of centre location. A sequential test was undertaken in the context of the previous application and it was accepted that the test satisfied the requirements of the NPPF. We confirm no new sites have become available/suitable/viable in the interim period to change this conclusion.

As well as providing jobs it is also stated that the development will have a wider economic impact:

'The hotel will enhance local business in providing accommodation for clients, customers and staff. An 82-bed hotel, having an average occupancy rate of 1.2 persons per room and 85% room take-up represents over 30,000 visitors to Havant each year. Those visitors bring with them their spending power for local shops and

restaurants. Premier Inn normally expect around 40% visitors to take their meals in local off-site facilities, and, so close to Havant Town Centre, this could mean about 12,000 visitors each year looking to local restaurants away from the site.'

An Employment and Skills Plan will be required for the construction phase of this development under Policies CS3 Skills and Employability and CS21 Developer Requirements. Further information should be sought at the earliest opportunity from the Economic Development Team. Additional guidance on Employment and Skills Plans can be viewed on our website: <http://www.havant.gov.uk/evidence-base-studies/employment-and-skills-plan-guidance-note>

Health and Wellbeing: The original application site was a school playing field before the construction of the A27. It is currently an overgrown field without any public access. An open space assessment has been carried out that meets the Government requirements set out in paragraph 74 of the National Planning Policy Framework (NPPF) and Local Plan (Core Strategy) Policies CS1 Health and Wellbeing and DM1 Recreation and Open Space. It is agreed that the field is a semi-natural urban greenspace of low quality and low value that is surplus to the open space requirements of the borough.

The planning statement submitted with the application sets out improvements to the green corridor adjacent to Lavant Stream and the underpass to Havant Town Centre.

Caring for our Borough: The application will need to comply with Local Plan (Core Strategy) Policy CS14 Efficient Use of Resources and meet BREEAM standard 'very good.'

The planning statement also acknowledges that provision has been made to upgrade pedestrian links to the town centre.

This application is also supported by the Travel Plan accompanying the original application.

Spatial distribution: The application site is located within the urban area as defined on the Local Plan Proposals Map and so complies with Local Plan (Core Strategy) Policy CS17 Concentration and Distribution of Development within the Urban Areas.

Infrastructure: The application will need to comply with Policies CS20 Transport and Access Strategy and DM14 Car and Cycle Parking on Development (excluding residential).

Other: Other policies will also be relevant in determining more general matters associated with the proposal. Further advice from Planning Policy can be sought if required.

Policy Principle of Development: Approve