

Head of Planning
Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
Havant
PO9 2AX

6 March 2014

Dear Sirs

**ASDA Havant Supercentre, Larchwood Ave, Havant, Bedhampton, Hampshire
PO9 3QW**

Application for Planning Permission for the removal of the existing 'Home Shopping' facility and the creation of a larger 'Home Shopping' unit and a 5N° bay van loading canopy and further van parking area

On behalf of our client ASDA Stores Limited (ASDA), please find enclosed an Application submitted under the Town and Country Planning Act 1990 (as amended). ASDA seeks Planning Permission for the removal of the existing 'Home Shopping' facility and the creation of a larger 'Home Shopping' unit including a 5N° bay van loading canopy and further van parking area.

Application Proposal

The application proposes the removal of the existing 'Home Shopping' facility and the creation of a larger 'Home Shopping' unit including a 5N° bay van loading canopy and further van parking area to provide weather protection to ASDA colleagues when the vehicles are being loaded.

Application for Planning Permission for the removal of the existing 'Home Shopping' facility and the creation of a larger 'Home Shopping' unit including a 5N° bay van loading canopy and further van parking area.

The 'Home Shopping' pod and vehicle canopy will be located within the existing service yard area to the rear of the existing ASDA store on the Eastern boundary. The 'Application Site' is indicated on the accompanying Location Plan (ref: 0920.4672)

'Home Shopping'

The ASDA 'Home Shopping' service provides the option for customers to shop online. The proposed 'Home Shopping' area, performs the task of a storage area where retail goods, which have been picked from the retail shop floor, are collected and stored ready for dispatch. The goods will then be loaded onto small delivery vehicles, which will be parked under the new canopy and delivered to customers within the local area during specific time slots throughout the day.

The proposed new 'Home Shopping' pod represents a small increase in floorspace of approximately 311m² and is considered a minor addition to the existing ASDA store.

The 'Home Shopping' pod, the canopy and the service yard extension will be used by ASDA employees only and will not be used or accessed by members of the public. Access to the delivery vehicles will be directly from the 'Home Shopping' pod and ASDA colleagues will not need to cross paths with the vehicles during the loading and unloading process.

The key requirement in terms of servicing the proposed 'Home Shopping' facilities with small sprinter delivery vans is to provide safe, adequate parking and loading facilities for the home delivery vehicles along with easy access to the local road network.

The new 'Home Shopping' pod and canopy is located to the rear of the store and away from the main frontage and therefore the effect on overall appearance is minimal. The visual impact is further reduced by the development being behind a wall for the service yard.

Planning Policy Compliance

National Planning Policy Framework

The proposal is considered to be in accordance with the aspirations of the National Planning Policy Framework (NPPF) in helping to support economic development and provide a strong, competitive economy.

Paragraph 20 of the NPPF states:

*'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.'*⁴

In helping to serve the growing on-line demand of its customers and to provide the highest quality of service, ASDA has a clear business need for the proposed development. The ASDA Home Shopping facility provides a connection to the on-line element of ASDA's business, whilst retaining a focus on existing stores.

The location of the proposal, adjacent to the existing store, accords with Paragraph 123 of the NPPF which sets out that planning policies and decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development, and to mitigate and reduce to a minimum other adverse impacts.

Havant Core Strategy 2011

The Havant Core Strategy notes that the ASDA Store is located on the western edge of Leigh Park and attracts a significant amount of local retail spending. Core Strategy Policy CS4 (Town, District and Local Centres) identifies Leigh Park as a District Centre.

The Leigh Park District Centre is located to the eastern side of Leigh Park with over 80 retail units, however the Core Strategy notes that Leigh Park has a particularly high vacancy rate and rent values are low in comparison with the rest of the Borough.

The Core Strategy identifies a key opportunity for Leigh Park to deliver regeneration. This needs to be particularly focused on social and economic issues but physical regeneration is also required in places like the Leigh Park District Centre.

The Core Strategy states that the development of accessible, attractive and vibrant centres is central to the achievement of sustainable development in the borough. Policy CS4 seeks to promote the vitality and viability of the identified centres. The Council seeks to promote and enhance its town, district and local centres by focusing development of a scale and of a kind that acknowledges the different roles each centre performs within the hierarchy.

Leigh Park is also identified in Core Strategy Policy CS6 (Regeneration of the Borough) as an area where planning permission will be granted for development which positively contributes by type of use and design and by its comprehensive approach to the social, economic and/or physical regeneration of the whole borough.

Application submission

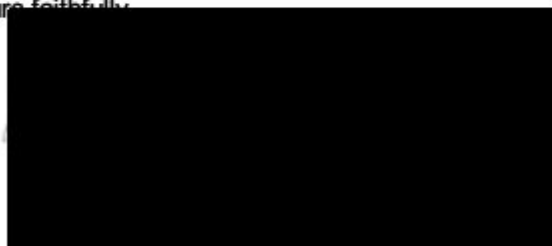
The application comprises this letter and the following documents:

- Completed Application Forms and Certificates;
- Design and Access Statement;
- Planning Policy Addendum;
- Planning Application Fee £1,925;
- Plan Ref: (00)001 Havant HSC Existing Site Layout Plan;
- Plan Ref: (0)002 Havant HSC Existing Elevations;
- Plan Ref: (0)010B Havant HSC Proposed Plan;
- Plan Ref: (0)011 Havant HSC Proposed Elevations.

We would be grateful if you could acknowledge receipt of the cheque and notify us of validation of the Application.

We trust that you have all the information you require to determine the Application favourably.

Yours faithfully,

A large black rectangular box redacting the signature and name of the sender.



Alexander McCallion
For Deloitte LLP