
Site Address:	5-9 Wellington Retail Park, 2 Hambledon Road, Waterlooville		
Proposal:	Removal of Condition 21 of Planning Permission 88/50241/000.		
Application No:	APP/13/01233	Expiry Date:	12/03/2014
Applicant:	Henderson Retail Warehouse	Team:	Team 2
	Fund		
Agent:	Mr Best	Case Officer:	Aaron Wright
	Blue Sky Planning		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on a purpose built retail park situated on the edge of Waterlooville town centre and on the edge of the Borough boundary which separates Havant from Winchester. Part of the retail park falls within the Winchester boundary. The site comprises three terrace buildings constructed around a large car park (approximately 559 car park spaces). The buildings are two storey equivalent with feature canopies above the parapet line over the entrances to emphasize their location. The Park has an overall floor area of approximately 15,330sqm and has a Part Open A1/Part Bulky Goods Retail Warehouse development use.

The terrace is on a north west/south east axis and faces the main circulation axis within the site which also links via the pedestrian/cycle underpass and proposed new pedestrian ramp (part of the proposed adjacent 8,825sqm Sainsbury development) to the traditional part of the town centre to the south east and to the north west with the proposed new Sainsbury store.

2 Planning History

02/50241/007

Variation of condition 21 attached to Planning Permission 88/50241 and variation of Planning Permission 91/50241/003 to broaden the range of products that can be sold from the premises. Permission 19 April 2002. Condition 21 was varied to the following:

The range of goods sold and/or displayed shall be restricted to bulky goods including the fitting of exhausts and batteries, and shall not be used for the sale of food (other than confectionery and pet foods), clothing (other than sports goods), fashion accessories (including handbags, luggage, watches and jewellery), books, stationery (except when sold from an office supplier's store), perfumery and toiletries, music, records, CDs, audio and video tapes (including hire), china, glass goods and kitchenware, unless any of the above are ancillary to, or related to, the main ranges of bulky goods to be sold.

Reason: In order to ensure that the vitality and viability of the existing Waterlooville Town Centre is not undermined by the nature of retail uses permitted on this site.

88/50241/000

Erection of 20,000sqft (1,858sqm) (GIA) of retail warehouse accommodation and

associated car parking and landscaping (divided into two units) (as modified by drawings received 24.2.88 and 26.2.88) Permission 05/04/88. Condition 21 stated that:

The range of goods sold and/or displayed shall be restricted to bulky DIY goods, heavy electrical goods, motoring accessories including fixings of exhausts and batteries, cycles and accessories, yachting accessories, furniture and carpets and no other goods shall be sold from the premises without the prior written consent of the Council.

Reason: To prevent the establishment of a Class A1 retail centre of convenience and comparison goods which would be prejudicial to existing established shopping centres.

3 Proposal

The application seeks the removal of Condition 21 of Planning Permission 88/50241/000. Since the original permission was granted in 1988, the condition has been varied and this is set out in the planning history above.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16	(High Quality Design)
CS2	(Employment)
CS4	()
CS6	(Regeneration of the Borough)
DM13	(Car and Cycle Parking on Residential Development)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

TC1	(Hierarchy of Centres)
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Havant Borough Local Plan (Allocations) Publication Version

Policy AL3 (Town and District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Regeneration & Development

No objection.

Development Engineer

No comments received.

Environmental Health Manager

No adverse comments.

Planning Policy

The application site is not located in an identified centre as defined by Local Plan (Core Strategy) policy CS4 and saved Local Plan policy TC1. All the town centre boundaries were reviewed as part of the preparation for the Local Plan (Allocations). The boundary of Waterloooville Town Centre was extended to include Wellington Retail Park in all the versions of the emerging Allocations Plan. In summary this is outside the town centre under saved Local Plan policies but within the town centre under emerging Local Plan policies.

The original condition was put in place to protect the vitality and viability of Waterloooville Town Centre by making sure that Wellington Retail Park provided warehouse retailing that did not compete with the traditional town centre offer.

The relaxation of the condition would enable a greater mixture of town centre uses within the expanding town centre and thus promote its vitality and viability. This in turn will help to promote Havant Borough's economy. Support the application.

Further explanatory comment:

The NPPF 2012 requires a sequential test for planning applications for town centre uses that are not in an existing centre and not in accordance with an up-to-date Local Plan. It also requires an impact test for planning applications for retail development over 2,500 square meters that are not in an existing centre and not in accordance with an up-to-date Local Plan. A strict application of national and local policies would make these two tests applicable as the site is edge of centre according to adopted Local Plan policy. However, under emerging policies the site is within Waterloooville Town Centre. The Allocations Plan has been submitted for independent examination and so can be given considerable weight in the consideration of planning applications. Furthermore, there have not been any objections to the inclusion of Wellington Retail Park within the town centre. The application is for a relaxation of condition rather than the new build of retail units. This application is in line with the presumption in favour of sustainable development set out in the NPPF and the Council's strategic objective of promoting Havant Borough's economy. Therefore on balance an exception can be made to national and local policy and not require a sequential or impact test for this application.

Crime Prevention Officer

No comment.

Winchester City Council

No comments received.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 16

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

Having regard to the relevant policies of the development plan it is considered that the

main issues arising from this application are:

- (i) Principle of development
- (ii) Parking Implications
- (iii) Environmental Issues

(i) Principle of development

The application site is located outside Waterlooville Town Centre as defined by Local Plan (Core Strategy) policy CS4 and saved Local Plan policy TC1. The site can be defined as edge of centre in accordance with the NPPF as it is located 180 metres from the primary shopping area as defined by saved Local Plan policies TC6 and TC7.

However, it should be noted that Maurepas Way does form a major barrier to accessibility between this site and the traditional town centre.

The town centre boundaries and frontages were revised in the Draft Local Plan (Allocations). The site was included in the revised town centre boundary and designated as primary frontage and therefore within the primary shopping area. The Planning Policy comment above refers to the question of retail impact assessment and sequential testing. The current proposal contains some assessment, which cites the benefits of the location and the proposal. Whilst it does not consider the wider/original town centre the proposal to allow a wider range of retail possibilities on the site is consistent with the expansion of the town centre under the 2013 Local Plan Draft Allocations Document

Condition 21 was imposed on the original consent to protect the vitality and viability of Waterlooville Town Centre by making sure that Wellington Retail Park provided warehouse retailing that did not compete with the traditional town centre offer. As mentioned above, the relaxation of the condition would enable a greater mixture of town centre uses within the expanding town centre and thus promote its vitality and viability. This in turn will help to promote Borough economy. The Ministerial Statement "Planning for Growth" emphasises the key role of the planning system in ensuring that the sustainable development needed to support economic growth is able to proceed as easily as possible.

The Council has also permitted the relaxation of other restrictive conditions attached to the units in Wellington Retail Park. As such a precedent has been established to allow for more flexibility on the products sold from the units. As such it is considered that the principle of development is acceptable and no objection is raised to the proposal.

(ii) Parking Implications

It is unlikely that the removal of this planning condition would have a material impact on the car parking demand within the Retail Park, as a high proportion of trips to the unit will be cross-visitation trips with other units on the Retail Park and with the town centre.

No additional car parking will be provided as part of the proposals. The total car parking at the Wellington Retail Park will remain well below the maximum permissible provision as defined by Havant Borough Council and Hampshire County Council adopted parking standards. The Council's Highway Engineer has raised no objection to the proposal.

(iii) Environmental Issues

The Council's Environmental Health Officer has been consulted on the application and has raised no concerns regarding noise, smell or amenity issues. There are no residential properties in close proximity to the site and as such the removal of the condition is not considered to adversely affect residential amenity.

8 Conclusion

The proposed removal of Condition 21 of Planning Permission 88/50241/000 would enable a greater mixture of town centre uses within the expanding town centre and thus promote its vitality and viability. There would be no significant impact on parking provision or residential amenity. As such it is recommended that the condition is removed.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01233 subject to the following condition:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan (Drawing No.216-PL-100a.P1)
Application Form

Reason: - To ensure provision of a satisfactory development.