

PLANNING STATEMENT
IN SUPPORT OF APPLICATION FOR PLANNING PERMISSION

PROPOSED ALTERATIONS AND CHANGE OF USE STORAGE AND DISTRIBUTION BUILDING TO RETAIL
AT
4 SELBOURNE ROAD, HAVANT
FOR
HARGREAVES PROPERTIES LTD

RH
PC

July 2011

PLANNING STATEMENT

PROPOSED ALTERATIONS AND CHANGE OF USE STORAGE AND DISTRIBUTION BUILDING TO RETAIL AT 4 SELBOURNE ROAD, HAVANT

ON BEHALF OF HARGREAVES PROPERTIES LTD

July 2011

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PREFACE

This Statement explains, accompanies and forms part of an application for planning permission submitted to Havant Borough Council, in respect of 4 Selbourne Road, Havant. The application seeks planning permission for the use of the storage and distribution building for retail purposes, together with alterations to the external elevations..

This Report gives an overview and summary of the proposed development which is the subject of the application and the principal matters relevant to its consideration by the local planning authority. A design and access statement, prepared by the scheme designers, Fluid Design accompanies this application.

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1.0 INTRODUCTION

1.1 This Statement explains, accompanies and forms part of an application for planning permission submitted to Havant Borough Council. The proposed development is the change of use of the building from storage and distribution (B8) to retail (A1), together with external alterations.

1.2 This Statement gives an overview and summary of the proposed development which is the subject of the application and the principal matters relevant to its consideration by the local planning authority.

2.0 THE SITE AND SURROUNDINGS

2.1 The aerial photograph below illustrates the location of the application site in relation to its surroundings. The historical core of the town centre, around West Street, the Solent Retail Park and the Tesco superstore (prior to its recent redevelopment and enlargement) are all clearly visible.



AERIAL PHOTO SHOWING APPLICATION SITE IN RELATION TO NEARBY RETAIL AND TOWN CENTRE USES



VIEW OF APPLICATION PREMISES FROM SOLENT ROAD

2.2 The application premises were constructed following the grant of planning permission for the redevelopment of land between Solent Road and Brockhampton Lane (Reference 04/68908/001 dated 23/12/2004). This resulted in the creation of Solent Retail Park, and the linking of Solent Road and Brockhampton Lane by the construction of Selbourne Road. As a result of a subsequent permission (Reference 06/68908/012 dated 30/5/2006), the overall retail floorspace within Solent Retail park was increased to 9,200 sqm (99,030 sqft).

2.3 Fronting much of the south side of Solent Road, opposite the whole extent of Solent Retail Park and extending further west than the application site, is a large Tesco Extra superstore. This resulted from the redevelopment of a previous smaller Tesco store on that site, following planning permission granted under reference 06/58840/014 dated 6/10/2008. The aerial photograph above shows the previous smaller Tesco store, prior to its redevelopment.

2.4 Immediately to the south of the application premises is a fast food restaurant (Pizza Hut) and its associated car park. This was constructed in conjunction with, and complements, the Solent Retail Park (although as a result of a separate planning permission). The relationship between the application premises, the Pizza Hut building and the retail units within the Solent Retail can be seen in the photographs above.

2.5 To the west of the application site are a series of shed-type buildings which include a large laundry and dry cleaning establishment. The site of these buildings is identified in the Council's Town Centres, Retail and Leisure Study as having potential for retail development. Immediately to the north is an industrial building of similar appearance to the application premises.

3.0 THE PROPOSED DEVELOPMENT

3.1 The development proposed comprises 2 elements. External alterations are proposed to the east elevation facing Selbourne Road and to part of the south elevation facing Solent Road. These would add glazed elements and new cladding to these parts of the building. A significantly improved visual appearance would result, particularly in views from Solent Road and the Selbourne Road approach to the Solent Retail Park.

3.2 The second element of proposed development is the use of the building for retail purposes. No change to the footprint or site coverage of the building is proposed. This would add some 464 sqm of net internal retail area (491 sqm gross external), towards the acknowledged requirement for additional retail floorspace in Havant.

3.3 The Design and Access Statement accompanying this application describes the nature and design of the proposals in more detail.

4.0 PLANNING CONSIDERATIONS

Land Use Considerations

4.1 The Town Centres, Retail and Leisure Study [March 2009], carried out for the Council by Nathaniel Lichfield and Partners, concluded that existing developments and commitments would absorb short term retail capacity for comparison goods up to 2011, but that thereafter additional provision would be needed to achieve the Council's aim of maintaining the Borough's market share of expenditure.

4.2 By 2016, the Nathaniel Lichfield study identified capacity to support up to 17,717 sqm (gross) of additional comparison goods floorspace (paragraph 9.80 of the March 2009 Report). In Table 11.1, the report identifies a number of sites as suitable for development to accommodate retail requirements. Amongst these is land to the west of Solent Retail Park, referred to as land at the junction of Solent Road and Brockhampton Lane (site reference HAV 6), which lies directly adjacent to (to the west of) the site which is the subject of this application. The application site, immediately adjacent to the established retail units of the Solent Retail Park, is better located for use for retail purposes than the HAV6 site identified in the March 2009 report. A greater potential would exist for integration with existing retail development adjacent and nearby, thereby encouraging linked trips and related advantages.

4.3 The proposed change of use to retail purposes, at 464 sqm of net internal retail area, would be substantially smaller than the 2500 sqm, which PPS4 identifies as the threshold for further sequential and related analysis. Nevertheless, material addressing this aspect of the proposal is included in Appendix C to this Statement. In any event, by contributing to the need for an expansion in retail floorspace in Havant, acknowledged in the March 2009 report, in a location adjacent to Havant's prime retail focus, the proposed development would support vitality and viability in the centre.

Flooding and Drainage

4.4 The site is shown to lie in Flood Zone 1 on the Environment Agency's flood map and is considered to have a low risk of flooding. Flooding and surface water drainage considerations were assessed at the time of the construction of the building on the site, the ground coverage, extent and drainage arrangements of which are to remain unchanged.

4.5 The building is already connected to the foul water sewerage network and the proposed change of use will not result in any significant change in discharges from the premises. The proposed development will not result in any change to impermeable areas.

Transport

4.6 The use of the building for retail purposes, as opposed to the existing storage and distribution use, will cause no significant change in traffic and transport terms. Ample parking provision is made within the site for staff and customers. The proximity of the Solent Retail Park and Tesco nearby, both of which have large scale parking provision, is likely to result in a significant proportion of customer trips to the premises being linked with visits to other retail outlets, limiting both potential traffic generation and parking requirements.

4.7 In any event:

- The site is accessible by frequent public transport services from a range of origins and cycle routes are available within close proximity;
- There are no existing highway safety issues which need to be addressed in respect of the proposals;
- Access to the site from Selbourne Road will remain unchanged;
- The proposed will not result in any material change in traffic flows on the adjacent road network.

4.8 There are no transport-related impediments to the redevelopment of the site as proposed, and no off-site highway improvements are required as a consequence of the proposals.

Contamination

4.9 Assessments of potential contamination had been done in connection with the construction of the building at the site, and appropriate remediation was undertaken. The documents contained in Appendix B confirm this to have been the case. No disturbance to the ground within the site is to be undertaken as part of the change of use proposed and no further evaluation or remediation is therefore required.

Other Matters

4.10 The present occupier of the application building, Six-O Transport, previously occupied smaller, obsolete, premises in School Road. This is now part of the site occupied by the Solent Retail Park, the development of which included construction of the existing building for occupation by the company.

4.11 The company has now found that the location of the site, in what is effectively part of a substantial retail park, is not suitable for its requirements. It therefore intends to relocate to other, more suitable, premises nearby. Reuse of the building for retail purposes would be more consistent with the retail character of the surroundings, accord with the Council's intended inclusion of the site in the defined Town Centre, and complement the retail and fast food uses adjacent.

5.0 CONCLUSIONS

5.1 The application property is no longer appropriate for continued use as a storage and distribution depot. Its location as part of a retail park, within what is now a key focus of retail activity as part of Havant town centre, means use for retail purposes is to be preferred.

5.2 The proposed development would contributing to meeting the acknowledged retail requirements in Havant from 2011, in an accessible location, well connected to existing retail provision adjacent (Solent Retail Park and Tesco), and close to the core of Havant Town Centre.

5.3 The alterations to the external appearance of the building would represent visual improvements to the building, complementing the character of the locality. The use of the building for retail purposes would enable the site to continue play a positive role in the local economy.

5.4 The proposed development would give rise to no adverse effects in transport or other terms. Planning permission should therefore be granted for the modest retail development sought in this application.

APPENDIX A

CONFIRMATION RE GROUND CONTAMINATION

Havant
BOROUGH COUNCIL

RECEIVED
14 SEP 2005

Civic Offices
Havant
Hampshire PO9 2AX

T. 023 9247 4174
F. 023 9244 6588
DX 50095 Havant
www.havant.gov.uk

THE BUILDING ACT 1984
THE BUILDING REGULATIONS 2000 (AS AMENDED)

Hargreaves Construction Co Ltd
Rustington House
Worthing Road
Rustington
West Sussex
SN163PS

05/03197/FP

NOTICE OF CONDITIONAL PASSING OF BUILDING CONTROL PLANS

Site Address: SIX O Building (Unit B) 25A-25B Brockhampton Lane, Havant, PO9 1JT
Proposed Works: New steel portal frame unit and associated works

I hereby give you notice that the Council have **conditionally** passed the plans of the proposed works or buildings referred to in your application deposited on 25 July 2005, subject to the following issues being resolved at least 7 days prior to the commencement of works on site.

1. Structural calculations / designs are required for the portal frame.
2. Structural calculations / designs are required for the mezzanine floor structure.
3. Designs are required for the foundations and the ground supported slab.
4. Full details of the fire detection / alarm systems are required.
5. Full details of mechanical and electrical installations are required.
6. Manufacturer's details / specifications are required for the roof and wall cladding, (for both fire and thermal characteristics).
7. Manufacturer's details / specifications are required for the roof lights (for both fire and thermal characteristics).
8. Ambulant stairs to have the tread nosings suitably highlighted.
9. The approval of the Environment Agency being obtained with regards to ground contamination.

Building Control Manager

Date: 08 September 2005

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

INVESTOR IN PEOPLE

BOROUGH OF HAVANT
The Building (Prescribed Fees, etc) Regulations

FULL PLANS

Site Address: SIX O Building (Unit B) 25A-25B Brockhampton Lane, Havant, PO9 1JT
Proposed Works: New steel portal frame unit and associated works

The works described upon the enclosed Building Regulations Certificate Plan Number are subject to the above Regulations. This means that the person by whom or on whose behalf the works are to be carried out will be required to pay the charge of £1,136.81 including VAT to Havant Borough Council, **following the first inspection** of works by the Council and a bill for payment will be sent to that person by the Director of Finance.

The Building Regulations charges are subject to VAT at the standard rate.

This fee is the **FINAL** payment to the Council in respect of the works described upon the Building Regulations Approval Certificate unless otherwise notified by the Director of Finance.

Should you require any clarification of the above, please contact the Building Control Section who will be pleased to assist you.

Telephone 023 9244 6573

Havant
BOROUGH COUNCIL

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RECEIVED
- 9 JAN 2006

Hargreaves Construction Co Ltd
Rustington House
Worthing Road
Rustington
West Sussex
SN163PS

Our Ref: BC/PL/05/03197/FP

Your Ref:

Direct Line: (023) 9244 6577

Ask For: Mr P Ledger

Email:planning.development@havant.gov.uk

05 January 2006

Dear Sir/Madam

BUILDING REGULATIONS 2000 (AS AMENDED)

Site Address: SIX O Building (Unit B) 25A-25B Brockhampton Lane, Havant, PO9 1JT
Proposed Works: New steel portal frame unit and associated works

I refer to the above development. I am pleased to confirm that condition 9 imposed on the Approval dated 08 September 2005, has now been satisfied.

Please accept this letter as a formal notice to this effect, and retain it with your Approval Notice for record purposes.

Yours faithfully



pp Building Control Manager

Note: Please quote the above reference in any communication.
As the Building Control Surveyors are on site during the day, you are advised to telephone during the following times:- 9-10:30am, 3:30-5pm.

APPENDIX B

SEQUENTIAL ASSESSMENT

4 SELBOURNE ROAD, HAVANT
PROPOSED CHANGE OF USE TO RETAIL

SEQUENTIAL ASSESSMENT

Policy EC15 of PPS4 is concerned with proposals for the development of sites outside centres for main town centre uses. It provides that in-centre sites should be prioritised for development in preference to less central sites, and that issues of availability, suitability, viability and pedestrian connectivity to the centre should be taken into account.

Policy CS4 of the Havant Borough Core Strategy, adopted in March 2011, provides that approximately 13,000 sqm (net) of new retail floorspace is required up to 2016. A hierarchical approach is identified for the location of new floorspace, with the town centres of Havant and Waterlooville being at the top of this list. Paragraph 3.40 of the Core Strategy makes clear that the boundaries of the centres identified in policy CS4 are to be defined in an "Allocations" Development Plan Document.

The Council's "Allocations Development Plan Document, Issues and Options" version (March 2008), recognises that Havant Town Centre has undergone significant change in recent years. It comments in paragraph 7.2 that

> *"Importantly, it is clear that the boundaries of the town centres of Havant and Waterlooville are shifting. The town centre boundaries will need to be re-defined to reflect recently completed edge-of-centre developments. Options for amending boundaries are described in tables 15 and 16 below and shown in the Map Booklet."*

This westward movement of the centre of gravity of the town centre has been further reinforced by the more recent redevelopment and substantial enlargement of the Tesco store in Solent Road.

The Issues and Options Allocations document, and the related "Map Booklet", identify 4 options for the boundary of Havant Town Centre. All 4 of these options include the current application site within the Town Centre boundary to be defined. It is clear therefore that, although the "Allocations" Development Plan Document is at an early stage of preparation, the fact that all of the options that it canvasses would include the application site in the Town Centre as proposed to be defined for the purposes of Core Strategy Policy CS4, is highly significant.

Of the 13,000 sqm of new retail floorspace provided for in policy CS4, paragraph 3.49 of the Core Strategy makes clear that the majority of this (9,000 sqm) should be located in the east of the Borough. Havant Town Centre is the main focus of retail provision serving the eastern part of the Borough, and highest in the hierarchy set out in policy CS4. It is clear that consistent with the sequential approach advocated in PPS4, the 9,000 sqm of new retail floorspace required by 2016 to serve the eastern part of the Borough should be sought first in Havant Town Centre, as proposed to be defined in the emerging "Allocations" DPD.

A report entitled "Town Centres, Retail and Leisure Study" was produced by Nathaniel Lichfield and Partners for the Council in 2009. This, as paragraph 3.40 of the Core Strategy makes clear, is the main evidence-based study relating to town, district and local centres in the Borough. That report identified 6 sites in Havant as having potential for development for retail and leisure purposes.

These sites (HAV1 to HAV6) are listed in the table below. Development of all 6 of the Havant sites identified in the Town Centres, Retail and Leisure Study would, on the authors' estimation, contribute only not meet the requirement for new retail floorspace in the eastern part of the Borough established in the adopted Core Strategy. In any event, it is highly unlikely that all of these sites would be developed so as to achieve the potential floorspace ascribed to them, by 2016. Furthermore, the figures set out in the Report (and summarised above) encompass both potential retail and leisure floorspace. Upper floors would be more likely to be used for purposes other than retail. It is therefore unlikely that site HAV4 would contribute any new retail floorspace to the established requirements in Havant.

POTENTIAL SITES FOR RETAIL DEVELOPMENT IN HAVANT TOWN CENTRE

SITE REF	LOCATION	POTENTIAL FLOORSPACE (retail and leisure)	COMMENT
HAV1	Former Texaco Garage Park Road South	Up to 1,000 sqm	Planning permission granted in 2008 for 608 sqm of retail space plus 26 flats.
HAV2	42-54 West Street	Up to 1,000 sqm	Planning permission granted in 2005 for redevelopment for retail and residential. Availability uncertain
HAV3	Car Park, between 43 and 51 North Street	Up to 600 sqm	Allocated as a development site in the Local Plan (policy HTC5). Currently in use as car park.
HAV4	1-13 North Street Arcade	Up to 1,000 sqm additional on upper floors	Majority of the small units are occupied. Site is allocated as a housing site in the Local Plan (policy H3.13). Redevelopment unlikely to result in significant net addition to retail floorspace, and fragmentary occupation likely to limit or delay prospects of redevelopment.
HAV5	Land between Market Parade and Railway Station	Up to 1,000 sqm additional	Majority of the small units are occupied. Fragmentary occupation likely to limit or delay prospects of redevelopment.
HAV6	Land at junction of Solent Road and Brockhampton Lane	Up to 4,000 sqm	Included in only 3 of the 4 Town Centre Boundary options in the "Allocations" document Issues and Options version.
APPLICATION SITE	4 Selbourne Road Havant	491 sqm	Included all 4 of the Town Centre Boundary options in the "Allocations" document Issues and Options version. Immediately adjacent to Solent Retail Park , whose acess is immediately adjecent to the site. Very close to the largest attractor of retail trips to Havant (Tesco), well connected to the remainder of the town centre by pedestrian links. Lies closer to the core of the Town Centre than the site identified as HAV6.

The HAV6 site identified in the Town Centres, Retail and Leisure Study is, because of its inclusion in only 3 of the 4 town centre boundary options, less well located than sites, including the application site, that lie within all 4 of the options being considered for the definition of the town centre boundary.

The 4 sites (HAV1 to HAV3 and HAV5) identified in the Town Centres, Retail and Leisure Study could potentially contribute about 3,600 sqm towards the 9,000 sqm requirement for new retail floorspace envisaged by policy CS4 of the adopted Core Strategy to serve the eastern part of the Borough. The remaining 5,400 sqm required would need to come from other sites.

An application for planning permission has recently been submitted for the redevelopment of the former ICTS site, close-by to the south of Solent Road, for the provision of some 796sqm of retail floorspace.

This, and the 491 sqm at the current application site, would represent less than 25% of the remaining 5,400 sqm requirement to be met in the eastern part of the Borough by 2016.

The application site accords with the sequential approach advocated in PPS4. It lies within the boundary of the town centre as proposed in all 4 of the options canvassed by the Council in the Allocations Issues and Options document. It lies Immediately adjacent to Solent Retail Park , whose acess is immediately adjacent to the site, very close to the largest attractor of retail trips to Havant (Tesco), and closer to the core of the Town Centre than the site identified as HAV6. The appication site is well connected to the remainder of the town centre by pedestrian links. There are no more centrally located sites capable, alone or in combination, of meeting the required retail floorspace established in the adopted Core Strategy.

Planning permission should therefore be granted for the use of the application premises for retail purposes, as proposed in this application.