Havant BOROUGH COUNCIL

PERMIT

Civic Offices
Havant
Hampshire PO9 2AX
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Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: | First name: | Surname:

Company name: Tesco Stores Limited

Street address: PO Box 18, Delamare Road, Cheshunt

Town/City: Waltham Cross

County: Hertfordshire

Country:

Postcode: EN8 9SL

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: | First Name: Nick Baker | Surname: Rob Moorhouse

Company name: Nathaniel Lichfield and Partners

Street address: 14 Regent's Wharf, All Saints Street

Town/City: London

County:

Country: United Kingdom

Postcode: N1 9RL

	Country Code	National Number	Extension Number
Telephone number:		[redacted]	
Mobile number:			
Fax number:			

Email address: [redacted]

3. Description of the Proposal

Please describe the proposed development including any change of use:

Construction of replacement retail store (Class A1 use) with associated works including installation of an automated telling machine, six sercurity bollards, roof level air conditioning and refrigeration condenser units and landscaping

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name: Site at Unit 18

Street address: The Westbrook Centre

Grassmere Way

Town/City: Waterlooville

County: Hampshire

Postcode: PO7 8SE

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 469943

Northing: 110217

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Stephen Surname: Cantwell

Reference:

Date (DD/MM/YYYY): 02/08/2010 (Must be pre-application submission)

Details of the pre-application advice received:

The Tesco development team met with various stakeholders to discuss the replacement store on 2 August 2010, including: Stephen Cantwell (Development Control Team Leader, Havant Borough Council (HBC)), Councillor David Keast (Ward Councillor), Tim Pointer (Community Safety Team Leader, HBC), Chris Walters, Sally Terry (both Hampshire Police) and Ian Gray (Hampshire Fire and Rescue). The comments of Adele Maher (Senior Urban Designer, HBC) were received on 20 August 2010. There was broad agreement that any redevelopment should address the risk of crime and antisocial behaviour through design alterations where possible.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (•) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (•) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (•) Yes ( ) No

If Yes, please provide details:

To be provided securely on-site within the north part of the building

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

To be provided securely on-site within the north part of the building

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Red brick walls with brickwork feature relief panels (bricks Ibstock 'Bexhill Red' A4010 A)

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Grey roof tiles on pitched roof with hidden sunken plant area (tiles Marley Eternit 'Thrutone' Fibre Cement)

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Glazed shop fronts within aluminium frames (colour grey RAL7037)

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Bi-parting entrance doors within aluminium frames (colour grey RAL7037)

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Archer Elevation drawing no. (P)203 and Design and Access Statement prepared by NLP

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	25	25	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	2	2	0
Other (e.g. Bus)	1	1	0
Short description of Other	No changes are proposed to the shared parking serving the proposed store and Westbrook Centre is provided imm		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer [X] Package treatment plant [ ] Unknown [ ]

Septic tank [ ] Cess pit [ ]

Other

Are you proposing to connect to the existing drainage system? (•) Yes ( ) No ( ) Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

No changes are proposed to the arrangement for the previous retail store on the site

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ( ) Yes (•) No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ( ) Yes (•) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

[ ] Sustainable drainage system [X] Main sewer [ ] Pond/lake

[ ] Soakaway [ ] Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

Vacant site since July 2010 following a fire at the Class A1 retail store that stood on the site

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

Class A1 retail

When did this use end (if known) (DD/MM/YYYY)? 07/07/2010

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ◉ Yes ○ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	256.0	256.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0

18. All Types of Development: Non-residential Floorspace (continued)

B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	0.0	0.0	256.0	256.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
A1	06:00:00	23:00:00	06:00:00	23:00:00	06:00:00	23:00:00	☐

21. Site Area

What is the site area? 838 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The development includes ancillary plant units (one refrigeration condenser and three air conditioning units) at roof level. Details of the units are provided in the Noise Assessment prepared by KR Associates

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

25. Certificates (Certificate B - continued)

Notice recipient	Date notice served
Name: Karter Singh Sohal and Krishna Devi Sohal Number: Suffix: Street: 41 Englestede Close Locality: Birmingham Town: West Midlands Postcode: B20 1BJ	16/12/2010
Name: Zionstone Limited Number: Suffix: Street: Customs House Locality: 9-10 Hampshire Terrace Town: Portsmouth Postcode: PO1 2QF	16/12/2010
Name: Zionstone Limited Number: Suffix: Street: Suite 5 The Mourent Locality: 45-47 Monument Hill Town: Weybridge Postcode: KT13 8RN	16/12/2010

Title: Mr First name: Rob Surname: Moorhouse

Person role: Agent Declaration date: 16/12/2010 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: Rob Surname: Moorhouse

Person role: Agent Declaration date: 16/12/2010 ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 16/12/2010