

## DELEGATED OFFICER REPORT

---

|                   |                                                                                                          |               |                   |
|-------------------|----------------------------------------------------------------------------------------------------------|---------------|-------------------|
| Site Address:     | Sainsburys Supermarkets Ltd, Hambledon Road,<br>Waterlooville, PO7 7UL                                   |               |                   |
| Proposal:         | Replacement of paving with tarmac at store entrance and relocation of<br>existing bollards to site edge. |               |                   |
| Application Type: | Full Planning Permission                                                                                 |               |                   |
| Application No:   | APP/25/00433                                                                                             | Expiry Date:  | 10 September 2025 |
| Applicant:        | Sainsbury's Supermarkets Ltd                                                                             |               |                   |
| Agent:            | Alder King Planning<br>Consultants                                                                       | Case Officer: | Denise Sheath     |
| Ward:             | Waterloo                                                                                                 |               |                   |

Recommendation: **GRANT PERMISSION**

---

### **1 Site Description**

- 1.1 Sainsburys Supermarkets Ltd, Hambledon Road, is located to the North East corner of Wellington Retail Park. Industrial units are located to the east, with retail units to the southern and south west, a petrol filling station to the west, neighbouring properties are located in excess of 60m from the northern elevation of the store with a highway in between.

### **2 Planning History**

APP/14/00620 - Discharge of Condition No. 2 of Planning Permission APP/13/00655.  
PERM - 24/07/2014

APP/14/00678 - Display of 4No. illuminated 'Sky' lettering signs; 3No. illuminated double sided totem signs; 2No. 'Welcome' panel signs; 4No. 'Pharmacy' signs and 5No. 'Cafe' vinyls. – SPL - 26/08/2014

APP/14/01108 - Display of 1No. illuminated Sainsburys 'sky' lettering. (Revision to approved position). PERM - 16/12/2014

APP/14/01137 - Discharge of Condition 10 of Planning Permission APP/13/01190.  
PERM - 01/12/2014

APP/14/01251 - Discharge of Condition No 11 of Planning Permission APP/13/01190.  
PERM - 14/07/2015

APP/14/01252 - Display of 1No. illuminated totem sign. (Revised Proposal). PERM - 23/01/2015

APP/14/01268 - Discharge of Condition 12 of Planning Permission APP/13/01190 (Revisions to approved scheme). PERM - 13/01/2015

APP/15/01056 - Installation of hand car wash facility. PERM - 04/12/2015

APP/15/01042 - Variation of Condition No. 5 of Planning Permission APP/13/00655 relating to the removal of the handrail and modifications to the crossbeams from the approved plans. PERM - 11/11/2015

APP/16/00259 - Construction of a new concession pod at Sainsbury's store. PERM - 29/04/2016

APP/16/00260 - Display of 4No. externally illuminated fascia signs and 5No. non-illuminated fascia signs. PERM - 29/04/2016

APP/21/00896 - Display of 2No. internally illuminated flexface signs; 1No. non-illuminated wall sign and 1No. non-illuminated welcome board sign. – Permit 23/09/2021

### **3 Proposal**

Replacement of paving with tarmac at store entrance and relocation of existing bollards to site edge.

### **4 Policy Considerations**

National Planning Policy Framework  
Havant Borough Council Borough Design Guide SPD December 2011  
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)  
CS15 (Flood and Coastal Erosion)  
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)  
AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.  
Conservation Area: Not applicable.

### **5 Statutory and Non Statutory Consultations**

#### **Hampshire Highways Authority – Initial Response**

Thank you for your consultation on the proposed works at the Sainsbury's site, which involve replacing existing paving slabs with tarmac and reinstating bollards along the site edge.

Based on initial review, the proposed works do not appear to fall within the public highway.

However, as the site interfaces very closely with the highway boundary, the applicant should confirm the precise extent of the highway boundary for clarity. If the works do not encroach upon the public highway, the Highway Authority would have no objection. However, if any part of the works interface with or affect the highway, appropriate permission will be required. Please note that bollards are not permitted within the public highway.

**Recommendation** The Highway Authority requires further information before being in a position to make a positive recommendation.

#### **Hampshire Highways Authority – response following correspondence with Agent regarding boundaries**

According to our Highway Boundary records, the proposed works are within or interface with the public highway. The Highway Authority will not accept bollards within 1metre of the highway edge. The proposed works will need to be updated to reflect that.

Once this is updated the works will need to be implemented under a S171/S184 licence for which permission will need to be obtained.

## **Hampshire Highways Authority – Final Response following receipt of an amended plan**

According to our Highway Boundary records, the proposed works are within or interface with the public highway. The Highway Authority note the bollards are shown 1metre from the redline boundary.

On the basis the proposed works are within or interface with the public highway, they will need to be implemented under a S171/S184 licence for which permission will need to be obtained.

### **Southern Water**

Thank you for your correspondence, please see our comments below regarding the above application.

Southern Water has no objections. However, please be aware that there is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Website: [southernwater.co.uk](http://southernwater.co.uk) or by email at:

[SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

## **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: 31

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

1 Objection:

I understand why Sainsbury's may wish to do this - they have had issues with pavers moving and Tarmac seems like an easy option in the first instance. However Tarmac will move with time and leave an uneven surface. I would suggest that relaying the pavers correctly, would resolve this issue and maintain the appearance on which the original planning approval was based. Alternatively, a similar but permeable surface using stone might be an alternative that could be considered so that the general look and feel is maintained

### **Officer Comment:**

See Section 7 of report.

## **7 Planning Considerations**

- 7.1 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) Appropriateness of design and impact on the character of the area
- (iii) Impact upon residential amenity
- (iv) Biodiversity Net Gain (BNG)
- (v) Highway matters
- (vi) Flood Risk

(i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposal is for the replacement of paving with tarmac at store entrance and relocation of existing bollards to site edge with the addition of 7no new bollards.

The existing entrance area in front of the store entrance is block-paving. The agent has stated that the existing paving frequently falling into disrepair and needing to be replaced on a regular basis, due to the paving slabs becoming loose and presenting as a trip-hazard to customers and users of the walkway. To resolve this issue Sainsbury's proposed to replace the paving immediately in front of the store entrance with an area of tarmac. In addition, the existing 65 bollards that run along the western side of the store building are to be relocated so that they are adjacent the outer edge of the existing paved area. An additional 7 bollards are also proposed. This will create a safer public space where customers are protected from cars.

Due to the retail unit area in which the site is located, the proposed development is not considered harmful to the character of the Retail Park and the adjacent industrial area.

- 7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.5 The proposals would result in no change to the current mass, bulk, or overlooking of the host property to any of the neighbouring properties which are located in excess of 60m from the northern elevation of the store or nearby retail and industrial units. The proposed works are therefore not considered to have an adverse impact on the residential amenity or amenity of the retail and industrial units.

- 7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.7 Biodiversity net gain (BNG) is a legal requirement for planning permission introduced for small sites such as this on 2 April 2024. In this case the applicant has claimed the de-minimis exemption that the development does not impact a priority habitat and impacts less than:

- 25 square metres
- No biodiversity existing on site

Having reviewed the submitted evidence of this claim, it is considered likely that the development would meet the above criteria. On this basis it is agreed that the development is exempt from BNG requirements. An Informative can be added reminding the applicant of the BNG exemptions criteria on which this decision is based

(v) Highway matters

- 7.8 The re-siting of the bollards and the change to material have been considered by the Highways Authority who have raised no objection but have advised that a Section S171/S184 licence would need to be obtained. This information will be included as an informative.

(vi) Flood Risk

- 7.9 The front entrance to the store is within Flood Zone 2. As the proposed works are relatively limited, comprising only of resurfacing and minor bollard alterations within an area of existing hardstanding, they do not result in any increase in flood risk on or off site. As such, the implementation of specific flood risk mitigation measures is not considered to be necessary. The development does not affect ground levels, drainage and therefore does not warrant additional mitigation.

## 8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character and appearance of the area and is acceptable in terms of impacts on the highway and is therefore considered to be appropriate and recommended for approval.

---

## 9 **RECOMMENDATION:**

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00433 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Flood Risk Assessment  
 Site Location Plan – Drawing No. PL-A-0001  
 Proposed Site Plan – Drawing No. PL-A-0003 RevA

**Reason:** - To ensure provision of a satisfactory development.

3           The hereby approved bollards and external materials used shall be as indicated on the submitted forms and

hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

**Reason:** In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

1

In accordance with paragraphs 39-51 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit,
- Your application was acceptable following receipt of amended plans and no further assistance was required.

2

Please be aware that there is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119) Website: [southernwater.co.uk](http://southernwater.co.uk) or by email at:

[SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

3.

A S171/S184 licence for the proposed works will need to be obtained from the Hampshire Highways Authority prior to the commencement of works.