

Our Ref: JM/KN0027/17

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13 April 2017

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Planning Services
Havant Borough Council
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PO9 2AX

Dear Sir or Madam

**TOWN AND COUNTRY PLANNING ACT 1990
HAYLING ISLAND SERVICE STATION, HAVANT ROAD, HAYLING ISLAND,
HAMPSHIRE, PO11 0LG
PLANNING PORTAL REFERENCE: 05991267**

We are instructed by Euro Garages Limited to submit a full planning application in relation to Hayling Island Service Station, Havant Road, Hayling Island. This application proposes:

"The Change of Use of a Car Wash to Ancillary AI with a Minor Extension, and Alterations to the Car Park."

The planning application has been submitted via the Planning Portal. In addition to the completed Forms and Certificate, the application is accompanied by the following:

- Site and Location Plans (Dwg no. pln056.01.A3.AL) and;
- Existing and Proposed Plans and Elevations (Dwg no. pln056.02.A2.AL)

A payment for the sum of £385 has been made to the Council under separate cover.

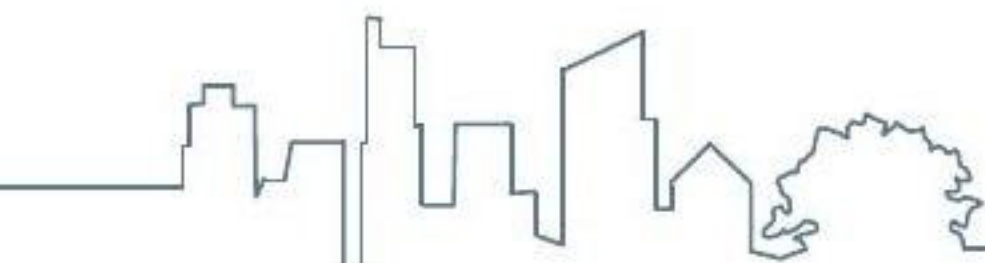
This letter provides details of the proposed development and a justification with reference to national and Development Plan policy. The contents of this letter should be considered in the determination of this application.

Proposed Development

This application seeks full planning permission for the change of use of a car wash to ancillary AI with a minor extension and alterations to the car park. The unit formed will be occupied by Greggs and will perform an ancillary 'food to go' function, alongside the petrol filling station; the principal and existing lawful use of the site.

The works associated with this planning application can be summarised as follows:

- Change of use of the car wash to an ancillary AI use (to be occupied by Greggs).
- Minor single-storey extension to the northern elevation of the converted unit providing an additional 22sq.m GIA (27sq.m GEA).



- External alterations to the converted and extended unit. The unit will be finished with clad panelling and will be fitted with a grey framed and glazed automatic sliding doors on the eastern elevation. See Existing / Proposed Plans / Elevations (Dwg no. pln056.02.A2.AL).
- Installation of 3no. air conditioning condenser units to the rear of the converted unit.
- Provision of 4no. new car parking spaces.

A separate application seeking advertisement consent for fascia signage, as marked on the submitted planning drawings, will be submitted to the Council in due course.

Factual Background

The applicant, Euro Garages Limited, is one of the fastest growing and most recognisable forecourt service providers in the UK. The vision at all Euro Garages sites is to provide a world class fuel offer for road users with an ancillary convenience, food and drink offer that exceeds consumer expectations.

Euro Garages operates more than 100 Greggs units at its sites across the UK. All Greggs units are ancillary to the main petrol filling station use, providing a unique 'food to go' offer for users of the petrol forecourt. It must be noted, therefore, that the food and drink outlet has a specific locational requirement, to be sited adjoining a busy distributor road within a petrol forecourt, in this case off Havant Road.

In accordance with the applicant's vision, the provision of a 'food to go' option will significantly enhance the forecourt experience for road users at all upgraded Euro Garages sites.

In Use Class terms, Greggs is categorised as A1. However, a Greggs unit at a Euro Garages site differs substantially from a traditional A1 shop selling convenience food and drink or other goods. This is principally due to the unit's ancillary function and forecourt location, geared to serve passing motorists with a specific 'food to go' focus, drawn from a wide and constantly varying area.

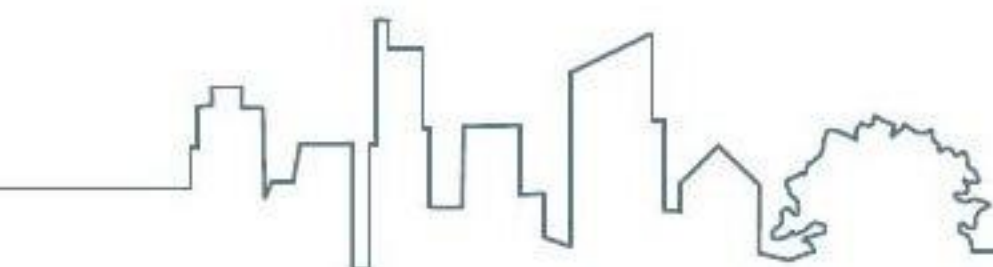
Site and Surroundings

The application site is a petrol filling station comprising a shop unit and kiosk, petrol forecourt with canopy and a car wash. The site measures 0.17Ha and is located off Havant Road which bounds the site to the east. The site is in a highly accessible location, off a busy distributor road.

The site is flanked by an area of dense trees and vegetation to the north and west and is therefore well contained along these boundaries. To the east beyond Havant Road is an area comprising residential accommodation and to the south is a single detached dwelling.

Development Plan

The Development Plan for the site comprises the Core Strategy, adopted in 2011. In addition to this, the Borough Design Guide Supplementary Planning Document, also adopted in 2011, should be reflected upon as a material consideration in the determination of this application.



Skills and employability is addressed under Policy CS3 of the Core Strategy. The Policy states that planning permission will be granted for proposals that raise skill levels and increase employability as well as addressing barriers to employment for economically inactive people.

Policy CS17 of the Core Strategy relates to the site's designation as land falling within the Urban Area. The Policy sets out the Council's strategic approach to the concentration and distribution of development within the defined Urban Area. Proposals which prioritise development on previously developed land within the Urban Area will be permitted, subject to other planning considerations.

Policy CS16 of the Core Strategy sets out the Council's approach to ensuring new development comprises high quality design. New development should respect local context and produce a positive relationship between building, street and scene. All new development should also be inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all.

The application site falls within the designated Coastal Zone, as defined on the Development Plan Proposals Map. Policy DM9 of the Core Strategy states that development should maintain and enhance the appearance and distinctiveness of existing settlements and landmarks along the coast. Development should also contribute positively to the landscape and have regard to best practice on the design of new buildings in the coastal location.

Policy DM11 of the Core Strategy relates to sustainable travel. As part of any development proposal, the Council will require safe and secure vehicular parking and turning facilities. The Council will also seek to ensure that new developments are designed at the outset to encourage safe, permeable, inclusive layouts.

The Design Guide Supplementary Planning Document sets out the Council's design requirements for new development in the Borough. It identifies the elements of local character that are important and areas to target for improvement.

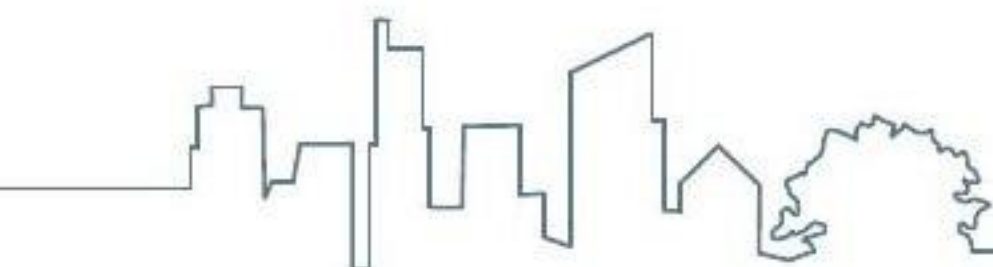
Planning Issues

Principle of Development

The site is highly accessible and sustainably located, just off a main distributor Road (Havant Road) within the designated Urban Area. The proposed development will make efficient use of brownfield land by converting an underutilised and unattractive car washing facility into a modern and appropriately scaled Greggs unit.

Unlike traditional main town centre uses, the proposed Greggs unit will not be a retail destination in itself. As is the case with all upgraded Euro Garages sites in the UK, the proposed use will be wholly ancillary to the main petrol filling station, enhancing the forecourt experience for users of the station and passing motorists on Havant Road. As a partner brand, the proposed Greggs unit will be predominantly dependent on business from users of the petrol filling station, thus arriving from a wide and varying area. The outlet will provide a specific 'food to go' offer, targeted predominantly towards motorists.

The proposed sale of 'food to go' will encourage linked trips at the site, thus reducing trip lengths. Paragraph 30 of the NPPF seeks to encourage solutions which support reductions in greenhouse gas emissions and reduce congestion and vehicle movements on the highway network. In these terms, the proposed use can be considered to represent a highly sustainable form of development.



As noted, the application site falls within a designated Coastal Zone. The site comprises built development in the form of a petrol filling station with an unattractive car wash unit and extensive areas of hardstanding. The proposal will therefore not detract from the overall appearance of the site or surrounding area. Instead, it is considered that the proposed Greggs unit, comprising high quality materials, will enhance the appearance of the site and streetscape, thus contributing positively to the Coastal Zone. By virtue of the site's enclosed position and the minor scale of extension proposed, the proposal is not considered to detract from the landscape.

In considering the above, the proposal represents an acceptable and highly sustainable form of forecourt development, in accordance the NPPF and Policies CS17 and DM9 of the Core Strategy.

Highways and Car Parking

The application proposes 4no. new car parking spaces. With over 100 Euro Garages sites in the UK operating an ancillary Greggs unit, the applicant is well-versed in providing and managing appropriate levels of on-site parking.

The proposal will encourage and accommodate linked trips being made between the petrol station and the new Greggs unit, thus reducing the need for higher levels of car parking at the site. The 4no. additional parking spaces proposed are therefore considered to be wholly appropriate, in assisting the safe and efficient operation of the site as a whole. In this respect, the proposal complies with Policy DM11 of the Core Strategy.

Design and Appearance

The appearance of the car wash facility at the site is unattractive and dated, comprising yellow brick and red fascia signage. The proposal has been designed to reflect a more modern appearance, comprising clad panelling and a grey framed and glazed automatic sliding door.

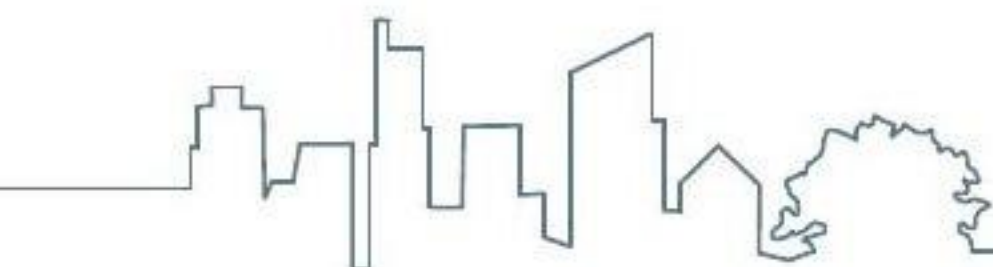
The wider area contains no dominant building appearance or architectural style. Having regard to this fact, the design and external appearance of the converted unit is acceptable and appropriate in context. The proposed development incorporates the use of high quality modern materials thus respecting producing a positive relationship between building, street and scene. The proposed development is therefore in full accordance with the NPPF and Policy CS16 of the Core Strategy.

Economic Benefits

The use of the car wash as a Greggs unit will generate approximately 10 new full-time and part-time employment positions for local people. This benefit should be considered as a material consideration to which significant weight should be given in determining the planning application. Accordingly, the proposal is reflective of the aims of Policy CS3 of the Core Strategy.

Conclusion

The application seeks full planning permission for the change of use of a car wash to ancillary A1 retail with a minor extension and alterations to the car park. The unit will be occupied by Greggs and will perform an ancillary 'food to go' function alongside the petrol filling station.



The proposed development will make more efficient use of a highly accessible brownfield site off a main distributor road. The proposed AI use will be ancillary to the main petrol filling station use, serving passing motorists and users of the petrol forecourt. The proposal will support linked trips, thus preventing unnecessary journeys elsewhere on the highway network and in turn, reducing traffic congestion and greenhouse gas emissions. Approximately 10 new employment positions will be directly created at the site, therefore, supporting the local economy.

In light of the above, we conclude in stating that full planning permission should be granted for the development.

If you have any queries regarding the submission or require any additional information, please do not hesitate to contact me.

Yours faithfully



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