



Head of Planning and Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

15th April 2024

Ref. SP19-1085

Dear Sirs,

Town and Country Planning Act 1990 (As Amended)
Proposed Discount Foodstore, Land adjacent to B&Q, Purbrook Way, Havant, PO9 3QJ

Please find enclosed a full planning application submitted on behalf of our client Lidl and involving the erection of a Lidl foodstore c.2,185m² (GIA) with a net internal sales area of c.1,516m², together with car parking for 113 vehicles, proposed for land adjacent to the existing B&Q Warehouse, Purbrook Way, Havant.

The full description of development is as follows:

“Erection of retail foodstore with associated car parking, access, landscaping and engineering works.”

By way of background, planning application (Ref. APP/20/01221) was approved by the Local Planning Authority (Havant Borough Council), following completion of a s106 agreement, on Friday, 2nd December 2022. That application allowed for the ‘erection of a retail foodstore with associated car parking, access, landscaping and engineering works’ upon the application site. The permission remains extant.

However, since the time that the original planning permission was granted, Lidl have unveiled a new larger, and more sustainable store format (known as a Type 15 Store). This shall be a flagship store and first of its type in the South. It is the intention to bring this store format forward at Havant and following the earlier planning approval. Accordingly, a revised planning application is required.

The application proposals will contribute towards improving consumer choice, competition and accessibility to retail services within the identified catchment. The proposals are in accordance with the Government’s agenda for delivering sustainable growth and will deliver significant job creating development on a site that benefits from planning permission for retail purposes.

The success of this planning application is, therefore, paramount if the development and its wider economic benefits are to be realised. Such benefits include:

A multi-million pound investment in Havant Borough, following a previous successful planning application.

The creation of up to 40 full and part time new jobs.

The sustainable development of a logical development site.

Increased sustainable food shopping patterns.

A reduction in the travel costs of residents accessing comparable discounted food retailing.

Choice, competition and price competitiveness in food shopping for local residents.

Realisation of retail development at this location of a form that meets with changing operator requirements.

In the context of this initial overview, it is relevant that:

Lidl remain contractually committed to the scheme. They have been the freeholders of the application site since obtaining consent for an alternative store design.

The revised application proposals seek a number of detailed design amendments to the consented scheme to ensure the planned development can meet with changing operator requirements. Notably, the footpath to the store has been altered due to un-movable utilities. There has also been some extensive engineering changes facilitating greater land retention across the site.

Lidl have every intention of delivering the proposal subject to securing the amendments now sought.

Prior to obtaining planning permission in December 2022, Lidl had been seeking additional representation within Havant, to complement their existing portfolio for many years. This is the only site that they identified, that is genuinely available and which is capable of providing a store that can meet their operational needs.

The application proposals remain fully funded with Havant continuing to be a key planned location for Lidl.

Subject to achieving a successful planning application, it is the intention that works will commence on site before the end of the calendar year.

The scope of the full planning application comprises the following:

Document Title	Author
Design and Access Statement	Space Architects
FRA/Drainage Strategy	Mayer Brown
Noise Assessment	Acoustic Consultants
Air Quality Technical Note	RPS
Ecological Appraisal	RPS
Tree Survey and Arboricultural Impact Assessment	RPS
Transport Assessment and Travel Plan	Mayer Brown
Energy and Sustainability Statement (including BREEAM Pre-Assessment)	DDA Consulting Engineers
Archaeological DBA	Groundworks Archaeology Limited
Phase 1 Contaminated Land Study, Phase 2 Intrusive Investigation and Remediation Strategy	Remada
BNG Assessment and Metric	RPS
Construction Traffic Impact Assessment	Mayer Brown
Construction Management Plan	Lidl

Document Title	Author
Supporting Planning Statement (including Sequential Assessment and S106 Draft Heads of Terms)	Simply Planning Limited
Lighting/Luminance Schedule	Signify
Biodiversity Net Gain Report/Condition Assessment	RPS
Technical Note regarding Baseline Habitat	RPS

In addition to the above, a full comprehensive architectural drawing package also forms part of the submission. This includes the following drawings:

Drawing Number	Title
XX-00-DR-A-01001	Ground Floor – Setting Out Plan
XX-02-DR-A-01001	GA Roof Plan
XX-XX-DR-A-02001	Elevations
XX-XX-DR-A-90001	Site Location Plan
XX-XX-DR-A-90002	Site As Existing
XX-XX-DR-A-91001	Site Layout Plan – Proposed
XX-XX-DR-A-91002	Boundary Treatment
XX-XX-DR-A-91010	Proposed CGI
XX-XX-DR-A-91011	Proposed Aerial View
XX-ER-L-9001 P04	Landscape Plan
XX-ER-L-9003 P01	Illustrative Sections
XX-ER-L-9004 P01	Tree Pit Details
XX-ER-L-9002 P01	Landscape Management Plan

The requisite planning application will follow by BACS, through the Planning Portal.

There is no reason why planning consent cannot be granted once again to the revised proposals. There are no significant and demonstrable disbenefits of the proposal which are considered to outweigh the benefits of granting consent, or specific policies of the NPPF that dictate refusal. Further, there has been no material change in circumstance since the original application. On that basis, we look forward to working with Officers to move towards a swift decision.

We trust that, on the basis of the information submitted, the application can be duly registered, and we look forward to discussing the proposal with your officers in more detail in due course. If, for any reason, the application cannot be registered please contact us immediately. Once we receive confirmation that the application is registered, we



will contact the appointed Case Officer. In the meantime, should you require any further information or have any questions or queries, then please do not hesitate to contact me.

Yours faithfully,



Alastair Thornton

Director

Encs.