

Havant Borough Council
Civic Offices
Havant
Hampshire
PO9 2AX

12 February 2016

DSP/14-1156/PP-04822961
VIA PLANNING PORTAL

Dear Sir/Madam,

7 ARNSIDE ROAD, WATERLOOVILLE, PO7 7UP

On behalf of our client, Screwfix Direct Limited, we are instructed to submit a full planning application for the change of use of the abovementioned premises to Class B8 (Storage or Distribution), together with minor external alterations.

Accordingly, please find enclosed the following documents which comprise in addition to this letter, the application:

- Duly completed Planning Application Form;
- Completed Certificate B and copy of Notice as served;
- Site Location Plan at scale 1:1,250 with the site edged in red;
- Existing Layout (Dwg. no. 1485-103-01);
- Proposed Layout (Dwg no. 1485-103-02);
- Existing Elevations (Dwg. no. 1485-103-03);
- Proposed Elevations (Dwg. no. 1485-103-04);
- Screwfix Transport Assessment Form; and
- A cheque made payable to Havant Borough Council for the sum of £385.00.

The installation of 1 no. new single leaf glazed entrance door with glazed side panels; 2 no. galvanised steel roller shutters; 2 no. removable bollards and 1 no. fixed bollard; 2 no. call bells; the creation of a new 1:12 gradient ramp with kee klamp handrail; new kee klamp handrail to existing ramp; and obscuring 1 no. window on the Front Elevation, 8 no. windows on the Rear Elevation and 9 no. windows on Side Elevation A-A, benefit from permitted development under Schedule 2, Part 7, Class H of the Town and Country Planning (General Permitted Development) (England) Order 2015. However, for clarity these minor exterior alterations are shown on the proposed drawings (Drawing no. 1485-103-02 and Drawing no. 1485-103-04).

a. Planning History

We are aware of the following planning history for the premises:

- LPA ref: 13426/14 Amended – Change of use of 5,000 sq. ft. of Unit 8, Hambledon Road Industrial Estate, Waterlooville, for light industrial purposes, 7 and 8 Arnside Road, Waterlooville. Approved 29 Oct 1964.
- LPA ref: 91/51182/1 – Extension for use as general purpose store. Approved 22 July 1991.

There is no later planning history in relation to the building, and therefore we are of the opinion that Screwfix will require planning permission to occupy the subject premises for Class B8 purposes.

b. Screwfix Direct Limited

Screwfix Direct Limited comprises a B8 trade counter operation aimed at local building companies. Their products are also sold over the internet, via a catalogue, over the telephone as well as over the trade counter, which typically occupies about 6% of the floorspace of a unit, with any individual unit servicing its own local area for each of these methods of purchase. Screwfix brands and products are formulated for the trade professional in terms of quantity and type of goods. Whilst the units are advertised, this is predominantly in the trade press and is directed at tradesmen.

In addition to the trade counter, there is a separate customer collection point for registered 'Trade Plus' account holders. This area equates to about 3% of floorspace and is only accessible to registered trades people ordering building products on a regular basis in high quantities. The purpose of the customer collection point is to streamline both their product ordering and collection. This area is not open to general trade customers.

c. The Application Proposals

This planning application has been submitted for the change of use of 7 Arnside Road to Class B8 (Storage or Distribution). In addition, the proposed external alterations to the premises include:

Proposed Front Elevation:

- Installation of external cladding finished Light Grey (RAL 7035), and
- Installation of 9 no. fixed hooped bollards to car park boundary, finished Red (RAL 3020).

The footprint and bulk of the existing building is to be unaltered by these proposals, with the main changes being made in order to refurbish the building in line with the Screwfix corporate branding, and the applicant's business needs.

The minor external alterations proposed will not have a detrimental impact on the visual appearance of the building, the neighbouring properties or indeed the surrounding area.

The building's main activity will be the supply of building materials to local builders and related services e.g. plumbers, electricians, facilities departments to large organisations such as offices, hospitals, hotels, school and prisons.

Opening hours will be between 7.00am – 8.00pm Monday to Friday, 8.00am – 6.00pm on Saturdays and 10.00am – 4.00pm on Sundays. The early/late opening is required to serve tradesmen. The business will employ 14 members of staff on the premises, 6 of which will be full time employed, and an average of 3 no. urban trailer vehicles will visit the site, in a normal working week.

d. National Planning Guidance

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF), which came into effect on 27 March 2012, aims to strengthen local decision making and to reinforce the importance of up to date plans. **Paragraph 12** states that:

"Proposed development that accords with an up-to-date Local Plan should be approved".

Paragraph 187 confirms that Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area and that decision-takers at every level should seek to approve applications for sustainable

development.

In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development (**Paragraph 197**).

For the purposes of this guidance, Class B8 uses are not identified as main 'town centre' uses which are subject to the sequential and impact assessments.

The purpose of the Screwfix operation at Amside Road will be to serve the jobbing builder providing building materials which it would not be appropriate to stock in a town centre location.

As such, a location such as Arnside Road is the best location for such a distribution use to occur as it is of appropriate and sufficient size and provides appropriate parking/collection points for builder's vehicles.

The proposed storage and distribution use is entirely appropriate to a settlement the size and function of Waterlooville, and will make use of the existing premises on site such that there will be no impact on the character of the area by reasons of scale or design.

In addition to the inherent sustainability benefits of occupying and bringing an existing building back into productive use within a sustainable location, by virtue of the proposed change of use, Screwfix Direct Limited will employ 14 members of staff on the premises, 6 of which will be full time employed. It will also help minimise commercial vehicle journey miles and congestion by providing building products in an easily accessible location.

Given the above, the proposals will provide benefits to the local economy whilst meeting sustainability objectives and will not be to the detriment of the environment or amenities of the area.

Accordingly, the Council are required to look favourably on this application, which seeks to secure sustainable economic growth on a site that is situated within the wider urban area and wherein, B8 uses are deemed wholly acceptable.

e. Compliance with Local Plan Policy

The Local Development Framework for Havant is comprised of the Core Strategy (2011) and accompanying Policies Maps.

Whilst the site is not allocated for any particular purpose on the Policies Map accompanying the Core Strategy, Policy CS2 (Employment), seeks to encourage employment activities within the Borough and prioritise the use of previously developed land. Policy DM3 (Protection of Existing Employment and Tourism Sites) of the Core Strategy also seeks to retain existing employment sites and in particular preserve sites with an existing B class use.

The building is located within an area defined by existing commercial and industrial uses. As such, the provision of a B8 (Storage or Distribution) use in this location is deemed to be appropriate.

Access and egress to the site is achieved from Aysgarth Road, which provides access to Hambledon Road and the A3. Bedhampton Station is located 3.3 miles away, and there are bus stops 4 mins walk away on Hambledon Road, serving local destinations. Pedestrian infrastructure is well established with all surrounding footways lit.

The proposed number of vehicle movements to the site (including an average of 3 no. urban trailer movements per week), is entirely appropriate for a B8 use in a normal working day. In addition, 10 no. car parking spaces (including 1 no. Blue Badge space) will be provided to serve the premises. Accordingly, we do not consider Screwfix's operation of the unit would contribute to traffic congestion and parking problems either in the immediate vicinity of the site or on the wider highway network.

Given that the immediate surrounding area is primarily characterised by industrial and commercial uses, it is not considered that the proposal will detract from the environment or amenities of the area.

In addition, by virtue of the proposed change of use, Screwfix Direct Limited will employ 14 members of staff on the premises.

The minor external alterations associated with the refurbishment are sympathetic to the form and character of the building, and are entirely suitable for a commercial location such as Arnside Road.

Within this context, it is our view that the proposed change of use to Class B8 is entirely acceptable within this location, and that the proposal accords with the provisions of Havant Core Strategy (2011) and the National Planning Policy Framework.

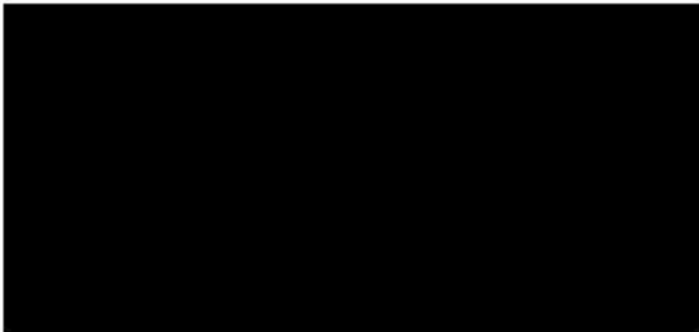
f. Conclusion

Screwfix Direct Limited would make a positive contribution to the commercial and community life of the area providing essential trade counter services to local businesses including plumbers, electricians, builders and facilities departments to large organisations.

The proposal is in compliance with National Planning Policy and wholly in accordance with the provisions of the Havant Core Strategy (2011). As such, we conclude that the proposed change of use is entirely appropriate in planning policy terms.

We trust that you have sufficient information to determine this application but should you have any questions or queries in the meantime or require any further information, please do not hesitate to contact Danielle St Pierre (020 3725 3841) of this office in the first instance.

Yours faithfully,



Danielle St Pierre BSc (Hons)
SENIOR PLANNER

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