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L 160510 SAV Cover letter



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SUBMITTED VIA THE PLANNING PORTAL – PP-05126604

Dear Sir or Madam

**SECTION 63 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR THE CHANGE OF USE OF THE UNIT FROM RETAIL (CLASS A1) TO A
VETERINARY SURGERY (CLASS D1)
104-106 ELM GROVE, HAYLING ISLAND, PO11 9EH
VETS4PETS LIMITED**

PLANNING PORTAL REF: PP-05126604

Introduction

We write to apply for the change of use of the floorspace at the above site from retail (Class A1) to a veterinary surgery (Class D1).

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This covering letter;
- The completed application forms duly signed;
- Drawing Ref: SAV/HI/SLP – 'Site Location Plan';
- Drawing Ref: Vets4Pets Hayling Island Existing Plans – 'Existing Floor Plan';
- CIL Questions Form.

As the application has been submitted electronically via the Planning Portal website (PP-05126604) a cheque, made payable to 'Havant Borough Council', for £385.00, has been submitted separately by post.

The Application Site

The application site is the former Tesco unit at 104-106 Elm Grove, Hayling Island. The site is located on Elm Grove, which is an arterial route from South Hayling to the mainland in the north. The unit is located in a mixed commercial and residential area, with town centre uses along Elm Grove and residential units surrounding the unit.

The site is located within Gable Head District Centre and within a secondary shopping frontage as defined in Havant Borough Council's adopted Local Plan (2011).



Relevant Planning Policy

The site is allocated within the Local Plan as being within Gable Head District Centre, within a secondary retail frontage. Therefore the following policies are relevant:

Policy CS4 Town, District and Local Centre (Core Strategy)

The council will seek to accommodate approximately 13,000sq. m of new comparison goods retail floorspace within town and district centres up to 2016.

Planning permission will be granted for appropriate town centre development proposals that:

- 1. Promote and enhance the following hierarchy of identified centres as shown on the Proposals Map: District Centre - Gable Head.*
- 2. Enhance the evening economy of the town and district centres.*
- 3. Retain and enhance local markets*
- 4. Support small and independent businesses.*
- 5. Encourage high quality, mixed-use development in designated centres that retain active ground floor frontages.*

Policy CS17 Spatial Distribution and Strategic Sites

Development will be permitted that makes the most effective use of land in the borough by granting planning permission that:

- 1. Concentrates new housing, employment, retail, leisure and other development within the five urban areas of Havant.*
- 2. Prioritises development on **previously developed land, including redundant, derelict or underused land and buildings** within the urban area.*
- 3. Broadly distributes the new housing and employment development in the five areas of the borough as indicated on the Spatial Distributions Map*

AL3.4 Town, District and Local Centres Secondary Frontages (Allocations DPD)

Retain at least 25% of the units in an unbroken run of secondary frontage as defined on the Policies Map in retail (A1 Use). – Exceptions to part 4 may be made to allow a change of use to non-retail if more than 25% of units in the unbroken run of frontage are vacant at the time of the application.

The Proposed Development and Justification

As stated above, this application seeks a change of use of floorspace at the site (approximately 262 sq. m) from retail (Class A1) to a veterinary surgery (Class D1).

The change of use of the ground floor is required to enable the incoming tenant to occupy the vacant floorspace. The proposed veterinary surgery will comprise consulting rooms where general pet care advice is given, animals receive basic preventative medicine and treatments (such as worming or flea treatments), and small scale procedures such as spaying and X-raying are carried out. The facility will also include laboratory, grooming and pharmacy areas.

The proposed use is a relatively benign use and will not cause any adverse amenity impacts to nearby occupiers. The application is within an established commercial / retail mixed use area. Highways issues will not be a concern as appointments must be made to see a consultant. This means any vehicular trips to the unit will be evenly distributed throughout the working day. Furthermore there are eight demised parking spaces to the side of the unit.

Policy CS4 seeks to focus town centre development within defined centres and maintain an active frontage within town centres. It also looks to encourage high quality, mixed-use development within these defined

centres. The application site is currently vacant, and therefore not in use. Whilst a veterinary surgery is not a traditional town centre use, it is certainly complimentary to the existing retail and commercial offer. It will help to create an active frontage by bringing a vacant unit back into a viable use, and it will be of benefit to the centre, by increasing the range of services on offer.

Policy CS17 encourages development on previously developed land, including redundant, derelict or underused land and buildings within the urban area. The proposed application as detailed above will bring back into use a vacant building and as such is fully compliant with Policy CS17.

Policy AL3.4 states that there should always be at least a 25% provision of A1 retail units in any one run along secondary frontages. Following the proposed change of use the percentage of A1 retail units within the frontage will be 43%, which is fully in compliance with Policy AL3.4.

Additionally, the proposed use will support the viability of the local centre by generating footfall in the local area, providing an important service for local people, and it will not cause any adverse amenity impacts on the area. It therefore fully complies with the development plan.

Summary and Conclusion

The proposed development seeks planning permission for the change of use of the floorspace at the application site from vacant Use Class A1 to a veterinary surgery (Class D1).

The application site is located within a defined district centre with a variety of established commercial uses.

The development plan is fully in support of non-retail uses within secondary retail frontages where they meet specific criteria, and the maintenance of active frontages within these areas.

In light of the above, we respectfully request that this application is approved and that planning permission is granted for a change of use of approximately 262 sq. m of floorspace from retail (Class A1) to a veterinary surgery (Class D1), at Unit at 104-106 Elm Grove, Hayling Island.

We trust that the information provided above and on the enclosed drawings is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Philip Marsden or Lewis Wright at these offices.

Yours faithfully

A solid black rectangular box used to redact the signature of the representative.

Savills (UK) Limited
Commercial Planning