

November 2025



Planning Statement

External Alterations

.

Unit 3, Wellington Retail Park, Hambledon Road, Waterloooville

On behalf of

DFS Limited

Prepared by

I D Planning
32 Eyre Street
Sheffield
S1 4QZ

CONTENTS

	PAGE NO
1.0 Introduction	1
2.0 Site Description and Planning History	2
3.0 Proposed Development	4
4.0 Planning Policy Review	5
5.0 Planning Assessment	7
6.0 Conclusion	8

1.0 Introduction

- 1.1 This Planning Statement has been prepared on behalf of DFS Limited in support of an application for external alterations to Unit 3, Wellington Retail Park, Hambledon Road, Waterloooville.
- 1.2 The proposal seeks to modernise the external appearance of the existing retail unit through elevational changes, ensuring the premises remain fit for purpose for the continued occupation and operation of DFS.
- 1.3 Our assessment of planning merits takes the starting point as the development plan before taking account of relevant material planning considerations including the National Planning Policy Framework (NPPF) and associated guidance contained in the National Planning Policy Guidance (PPG).
- 1.4 The report proceeds as follows:
 - Section 2 describes the site and its planning history;
 - Section 3 sets out details of the proposed development;
 - Section 4 reviews relevant planning policy;
 - Section 5 sets out assessment of planning merits; and
 - Section 6 provides our conclusions.

2.0 Site Description & Planning History

Site Description

- 2.1 The application site comprises Unit 3 within the Wellington Retail Park, a modern retail destination accommodating a mix of bulky goods and food retailers, including TK Maxx, Dreams, Home Bargains, Sainsbury's and M&S Foodhall.
- 2.2 As shown on the submitted existing elevations (Whitebox Architecture, drawing ref. 1277-WHB-MA-21-0001_P00), the building is clad in a uniform treatment with minimal architectural detailing, and features a primary glazed customer entrance to the front elevation, service doors to the rear, and plant/air-conditioning units mounted externally.
- 2.3 The store benefits from direct pedestrian and customer access from the retail park car park, which provides approximately 530 shared customer spaces (including 30 disabled spaces), along with cycle facilities. Servicing is undertaken to the rear of the unit via an established service yard accessed from Hambledon Road.

Planning History

- 2.4 The original permissions for this site relates to the following applications:
- **99/54013/003** (Outline) – *Demolition of car showroom, associated buildings, existing retail unit and civic amenity site. Erection of 10,126 sq m non-food retail units, 1.207 sq m garden centre, 232 sq m fast food restaurant and associated access, car parking and servicing* – Approved on the 7th November 2000.
 - **00/54013/004** (Reserved Matters) – *Approval of matters reserved under Planning Permission 99/54013/003 (external appearance, design and landscaping) in respect of development of 8,127 sqm non-food retail units to the north of the existing Hambledon Road, with associated car parking and access* – Approved on 23rd of February 2001.
 - **01/54013/006** – *Variation of conditions 16 and 17 of planning permission 99/54013/003 in order to increase the level of floor space that can be used for non-bulky or unrestricted A1 (retail) use* – Approved on the 9th of July 2001.
- 2.5 The most recent permissions for Unit 3 relate to its subdivision, which resulted in a reduction in size of the DFS unit to create an additional unit to the north of the site, now occupied by Pets at Home. The red line for the application was confined to the unit now occupied by Pets at Home.
- **APP/15/00576** – *Subdivision of Unit 3 to create a unit of 767 sqm at ground floor* – Approved on 20 July 2015. *Request to Discharge Condition No. 4 22.4.16)* – Approved on the 20th of July 2015.

-
- **APP/15/00577** – *Erection of a mezzanine floor ancillary to ground floor retail use within proposed unit following subdivision of Unit 3 to create a retail unit of 767 sqm at ground floor (Ref: APP/15/00576) – Approved on 20th of July 2015.*

3.0 Proposed Development

- 3.1 The proposed development seeks planning permission for external alterations at Unit 3, Wellington Retail Park to modernise the unit.
- 3.2 The works include modifications to the front (south facing) and side elevations (east facing) to update the unit's frontages, introduce new cladding and windows to improve visual quality, and ensure the store reflects the branding requirements of a modern DFS.
- 3.3 The windows to the store are to be extended vertically to provide an open active frontage to the site; these are extended along the front and side elevation. The associated cladding is also to be altered to reflect the new changes to the window layout.
- 3.4 Existing store windows are to be removed on the front elevation, which adjoin the Pets at Home unit to the west.
- 3.5 Other than the site location plan, the application is accompanied by the following plans:
 - 1278-WHB-MA-21-0001_P00 – Elevations (As Existing)
 - 1278-WHB-MA-21-0010_P01 – Elevations (As Proposed)

4.0 Planning Policy Review

Statutory Development Plan

- 4.1 Havant Borough's development plan currently consists of:
- Core Strategy (2011); and
 - Allocations Plan (2014)
- 4.2 The site is located within the Town Centre as defined on the adopted Proposals Map.
- 4.3 Key policies of relevance to consideration of the merits of the application in the adopted Havant Local Plan include the following:
- Policy CS4 – Town, District and Local Centres
 - Policy CS16 – High Quality Design

Material Considerations

National Planning Policy Framework (2024)

- 4.4 The revised National Planning Policy Framework ("NPPF") was published in December 2024. The introduction confirms it is a material consideration in the determination of planning applications.
- 4.5 The NPPF identifies three overarching objectives that contribute to achieving sustainable development including economic, social and environmental (paragraph 8). At the heart of the NPPF is a 'presumption in favour of sustainable development' (paragraph 11).
- 4.6 The three objectives that contribute to sustainable development are to be delivered through the preparation and implementation of plans and the application of policies in the Framework.
- 4.7 Paragraph 11 sets out the Government's commitment to supporting sustainable development. Plans and decisions should apply a presumption in favour of sustainable development, and proposals that accord with an up-to-date development plan should be approved without delay.
- 4.8 Section 4 deals with '**Decision-making**'. Paragraph 39 emphasises that local planning authorities should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision takers should seek to approve applications for sustainable development where possible.
- 4.9 Paragraph 48 (**Determining applications**) confirms that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.10 Section 6 confirms the government's commitment to '**Building a strong, competitive economy**' with paragraph 86 confirming that planning decisions

should help create the conditions in which businesses can invest, expand and adapt.

- 4.11 The revised NPPF continues to place an emphasis on economic growth with paragraph 80 confirming that:

“...significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs and wider opportunities for development”.

- 4.12 The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. Planning decisions should recognise and address the specific locational requirements of different sectors (paragraph 86).
- 4.13 Section 12 of the NPPF relates to the design of developments, Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

5.0 Planning Assessment

- 5.1 This section addresses policy considerations so far as they relate to the external alterations of Unit 3.
- 5.2 Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.3 The development plan for Havant Council comprises the:
- The Core Strategy (2011);
 - The Allocations Plan (2014),
- 5.4 A key material consideration is the NPPF (2024).

Principle of Development

- 5.5 The site is located within the defined Waterlooville Town Centre boundary, where Policy CS4 supports investment in main town centre uses. The proposed works will refresh and enhance the appearance of the DFS store, contributing to the attractiveness and viability of the retail park and wider town centre. The principle of the development is therefore acceptable in relation to Policy CS4.

Design

- 5.6 The proposed alterations have been designed to respect the retail park context while modernising the unit's external appearance. The use of new cladding and updated treatments will provide a refreshed frontage that improves visual quality and aligns with the branding of the occupier. The changes are proportionate and sympathetic to the surrounding built form. The scheme therefore complies with Core Strategy Policy CS16 and the provisions of the NPPF, which require high-quality design and in the context of the local plan, design that enhances local character.

6.0 Conclusion

- 6.1 The proposed external alterations to Unit 3, Wellington Retail Park represent a modest and proportionate form of development which will update and improve the appearance of the DFS store. The works will support the continued operation of the unit, contribute positively to the vitality and viability of Waterloooville Town Centre.
- 6.2 The scheme accords with the relevant policies of the Havant Borough Local Plan, including CS4 and CS16 as well as the overarching principles of the National Planning Policy Framework. Planning permission should therefore be granted without delay.