

DELEGATED OFFICER REPORT

Site Address: Car Park, Wellington Retail Park, 2 Hambledon Road,
Waterlooville
Proposal: Installation of one feeder pillar and one CCTV post within the car park
of Wellington Retail Park.
Application Type: Full Planning Permission
Application No: APP/26/00418
Applicant: Mr Mulley
Agent: n/a
Ward: Waterloo
Expiry Date: 05 August 2026
Case Officer: Denise Sheath

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Wellington Retail Park is located to the west of Waterlooville town centre. The park consists of a number of large superstores with car parking to the centre of the site. The stores are of steel frame construction with feature canopies over the main entrances.

2 Planning History

APP/13/00767 - Erection of a building for uses within Classes A1 and/or A3, related public realm including outdoor seating, alterations to car park including upgrading footpath connections and landscaping. – Permit 26/09/2013

APP/13/01172 - Change of use of land from car park to site of portacabin for the operation of a 'Cash for Clothes' business. – Permit 27/01/2014

APP/26/00417 - Certificate of lawful development for proposed installation of 7No electrical upstands for recharging vehicles and 1No substation

3 Proposal

Installation of one feeder pillar and one CCTV post within the car park of Wellington Retail Park.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health

Environmental Health (pollution) has no objection to the above proposals.
The following condition is recommended restricting construction hours.

Construction Hours

Construction of the development including site traffic and deliveries shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays

Reason: To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times

Hampshire Highways

This does not appear to relate to highway matters and therefore the Highway Authority are not required to comment.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 18

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Impact upon residential amenity
- (iv) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposal seeks planning permission for the installation of one feeder pillar and one CCTV post within the car park of Wellington Retail Park. The feeder pillar would be positioned on the south-western side of the retail park, adjacent to the approved substation serving the proposed EV charging facilities. It would measure approximately 1.798 metres in height, 2.305 metres in width and 0.644 metres in depth and would be finished in a grey colour. Underground cabling would connect the feeder pillar to the proposed CCTV post.
- 7.4 The CCTV post would be located to the south of the site, adjacent to the area designated for the EV charging bays. The post would have a black powder-coated aluminium finish and would extend to a height of 4 metres above ground level. The CCTV post and associated equipment are required to provide additional security and surveillance for the retail park, including the EV charging area. Given their siting, scale, design and appearance within an established commercial environment, the proposed structures are not considered to result in any harmful visual impact on the character or appearance of the retail park or the wider area.
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.6 The proposals would result in no change to the current mass, bulk, or overlooking of the host property to any of the neighbouring properties. The proposed works are therefore not considered to have an adverse impact on the residential amenity.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.8 Biodiversity net gain (BNG) is a legal requirement for planning permission introduced for small sites such as this on 2nd April 2024. In this case the applicants have claimed an exemption from the BNG requirements due to the development proposals falling below the applicable thresholds of 25sqm of on-site habitat or 5m of on-site linear habitats.
- 7.9 Having given due consideration to the nature of the proposals, it is clear that no habitat will be lost as a result of the works. On this basis it is agreed that the development is exempt from BNG requirements.

8 Conclusion

- 8.1 The scale, siting and design of the proposals would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Interim Head of Place be authorised to **GRANT PERMISSION** for application APP/26/00418 subject to the following conditions

Condition 1

The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plan – Drawing No. 10796 - 0019_02 Rev B – Submitted 10 June 2026

Site Layout – Drawing No. 10796 - 0019_01-PL Rev B – Submitted 10 June 2026

CCTV - Including Cabling Details (Underground) – Drawing No. 001_59 Rev C – Submitted 10 June 2026

Schneider 1250A 8 Way Feeder Pillar – Drawing No. 001_53 Rev C – Submitted 10 June 2026

Reason: To ensure provision of a satisfactory development.

Condition 3

Construction of the development including site traffic and deliveries shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays.

Reason: To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Condition 4

The development hereby permitted shall, if de-commissioned or no longer in use, be demolished and all resultant materials removed and the site shall be restored to its previous condition unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the amenities and the character and appearance of the area in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informative:

In accordance with Policy DM3 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and

- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was acceptable as submitted and no further assistance was required.