

**PLANNING APPLICATION FOR CHANGE OF USE FROM A
BETTING SHOP (SUI GENERIS) TO A HOT FOOD TAKEAWAY
UNITS (SUI GENERIS); WITH ASSOCIATED EXTRACTION,
PLANT EQUIPMENT AND EXTERNAL ALTERATIONS.**

Unit 2/3, Botley Road, Fair Oak, Eastleigh, SO50 7AN

On behalf of Dominos Pizza UK & Ireland Ltd

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1. Introduction

- 1.1. This Planning Statement ('Statement') has been prepared by Pegasus Group on behalf of Dominos Pizza UK & Ireland Ltd for the proposed change of use of an existing betting shop (Sui Generis) to a hot food takeaway (Sui Generis).
- 1.2. This Statement sets out the justification for the proposed change of use, firstly by reviewing the site and its surroundings in terms of the relevant planning context as well as summarising the relevant planning history and policy.
- 1.3. It will then deal with the implications of the proposal in terms of its impact on amenity and other considerations. Before demonstrating how the proposal complies with both national and local planning policies.
- 1.4. This Statement should be read in conjunction with the full planning application, including the full set of plans.

2. Site Description

- 2.1. The application site comprises the middle unit of three commercial buildings which collectively form a small parade of shops along the western side of Botley Road/ B3354. The unit currently operates as a Betting Shop occupied by Coral and therefore the lawful use of which remains Sui Generis.
- 2.2. Although the existing building is two-storeys in height private residential apartments are provided on the upper floor. For the avoidance of doubt this application solely relates to the ground floor premises and therefore no changes are proposed to the upper floor.
- 2.3. The existing building lies within the defined urban edge of Fair Oak and according to the Adopted Policies Map the site is recognised within the designated Fair Oak Village Centre. Given this location the site forms part of an area characterised by a mixture of commercial uses and therefore sits comfortably within its surroundings. Most notably this includes a barber shop and local bakery which respectively border the site to the north and south. Slightly further afield there are a number of cafes, restaurants and hot food takeaways specialising in other produce which make up the Village Centre associated with Fair Oak with the majority distributed along the Botley Road and Fair Oak Road.
- 2.4. The building is not locally or statutorily listed and nor are there any scheduled ancient monuments nearby. Although The Old George Public House (Ref. 1111946) is recognised as a Grade II Listed Building it is situated around 50 meters further north along Botley Road and therefore is visually well-separated from the application site. The application site is not identified within any Conservation Area and nor is it covered by any other designations.
- 2.5. In terms of access, the site is located on Botley Road/ B3354 which constitutes one of the main arterial roads through Fair Oak. On that basis the site is well connected to the local highway network and benefits from a lay-by at the front of the store. There is also an existing yard to the rear of the building and whilst we understand that this operates in a shared manner sufficient space is provided for serving arrangements and vehicle parking. In terms of the latter the application site has one dedicated parking space however there is ample on-street provision provided along Fair Oak Road which are time restricted to two hours between 9.00am and 18.00pm Mondays to Saturdays.

- 2.6. Seen as the site is situated within the centre of Fair Oak it is well serve by public transport. The nearest bus stop is provided at on Fair Oak Road which remains within 80 meters walking distance of the site and provides regular services to Eastleigh and Southampton City Centre.
- 2.7. The site is identified within Flood Zone 1, the area at least risk of flooding.

3. The Proposal

Change of Use

- 3.1. This Statement supports an application seeking planning permission for the proposed change of use of an existing Betting Shop (Sui Generis) to a hot food takeaway (Sui Generis), which shall be operated by Dominos Pizza.
- 3.2. For the avoidance of doubt this application solely relates to the ground floor premises as such no changes are proposed to the upper floor. Furthermore there are no proposed extensions or increases in terms of the overall quantum of floor space. The proposal simply intends to make more efficient use of an existing building within the Fair Oak Village Centre.
- 3.3. The proposed takeaway will operate between 11am to 11pm on a daily basis and in doing so shall generate a number of full-time and part-time employment opportunities for local people.
- 3.4. The submitted plans set out the proposed layout for the takeaway. As shown there will be a customer service area at the front of the building for people to use whilst waiting for their orders. The store will also include a food preparation area, administrative office, staff toilets, areas for dry storage and cold room.

Extraction Equipment and External Alterations

- 3.5. Safeguarding the amenity of neighbouring land uses has been a key consideration through the proposal. As such, the proposed scheme has been designed to ensure that all extraction and ventilation equipment is located to the rear of the building to minimise the prospect of any noise or odour nuisance. This includes an oven extract vent, fresh air intake and two compressors serving the air conditioning system and cold room respectively. Both of the proposed vents will be fitted with internally mounted fans and shall exit the building a minimum of 2.3 meters above floor level to avoid the prospect of having any conflict with pedestrians.
- 3.6. The proposed scope of works includes a new aluminium shopfront with a purpose-built door set and associated stall risers to frame the principal entrance into the store. The general principles of which have been designed with due regard to the existing arrangements however shall be supplemented by more functional features, where necessary. Most notably

this includes the existing ramp and handrailing at the front of the store shall be retained to create an inclusive environment for all customers irrespective of their mobility levels.

- 3.7. As shown on the proposed plans some of the existing windows to the rear of the building are set to be infilled for the purposes of security. Although this has been led by the desire to create a safer environment for all members of staff and occupants of neighbouring premises including the residential apartments above. From a visual perspective the proposed brickwork shall match that used in the existing structure to integrate within the fabric of the building.

Access and Parking

- 3.8. In terms of access, the site is located on Botley Road/ B3354 which constitutes one of the main arterial roads through Fair Oak. On that basis the site is well served by the local highway network which in turn provides direct connections to designations throughout the surrounding local area.
- 3.9. The site contains an existing area of hard standing to the rear. Whilst we understand that this area operates in a shared manner, given its size sufficient space is provided for serving arrangements and vehicle parking. In terms of the latter, there is one dedicated space allocated to the Dominos store. Although it is envisaged that this space shall only be used by employees, there is an existing lay-by at the front of the site to facilitate in-store customer collections in a safe and efficient manner.
- 3.10. Seen as the site is located within the Fair Oak Village Centre it is well served by public transport networks which will promote the principle of linked trips to support the vitality and viability of the area. However, on occasions where additional vehicle parking is required there is on-street provision provided along Fair Oak Road which lies within immediate walking distance for customers to utilise.

Waste Storage Facilities

- 3.11. All refuse and recycling will be stored in dedicated wheelie bins towards the rear of the building. These will be taken to the relevant collection point in accordance with the store's closing procedure where refuse shall be collected on a regular basis.

4. Planning History

4.1. According to Eastleigh Borough Council's online planning register there are two planning applications which relate to the site as follows.

- F/15/75854 – Planning permission for the installation of a new shopfront, 2no. air conditioning units and 2no. satellite dishes – Granted 12/03/2015
- A/15/75856 – Advertisement consent to display 2no. internally illuminated fascia signs and 1no. internally illuminated projecting sign – Granted 12/03/2015

5. Planning Policy

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2. The Development Plan for Eastleigh Borough Council is set out within the Eastleigh Borough Local Plan. This document was adopted in April 2022 and establishes a framework which intends to guide development over the plan period from 2016 up to 2036.
- 5.3. The site is not located within an area subject to any made or emerging Neighbourhood Plan.
- 5.4. Material considerations include the National Planning Policy Framework and National Planning Practice Guidance. Other relevant guidance/ supporting documents produced by the Local Planning Authority provide supplementary information on the implementation of local planning policies.

The Development Plan

- 5.5. The Eastleigh Borough Local Plan sets out a number of planning policies which looks to inform development over the plan period. Although there are no policies which specifically deal with Hot Food Takeaways seen as the site is located within the village centre of Fair Oak from a retail planning perspective it is considered 'in-centre'. On that basis the policies of relevance to the proposal are summarised below.

Policy S1 – Delivering Sustainable Development

- 5.6. To be sustainable new development in the Borough should (inter alia):
- Meet community needs without compromising the identity of the Borough or its individual settlements, or the ability of future generations to meet their own needs
 - Maintain and help to grow a high-performing local economy that benefits the Borough, south Hampshire and the wider economy, without adverse impact on south Hampshire's city, town and other centres, the quality of the local environment or local transport networks;

- Use resources wisely and minimise the generation of waste in the construction, occupation and use of buildings; and
- Maintain local environmental quality, including avoiding damage to, and where possible enhancing, the existing valued urban and rural environments in the Borough and heritage assets.

Policy S2 – Approach to New Development

- 5.7. Fair Oak is recognised within the third tier of the Council's existing settlement hierarchy which are noted as being larger villages, principally serving the day to day needs of their local catchment, and employment centres.
- 5.8. Policy S2 establishes the level of development set to be accommodated in the Borough over the plan period. In doing so it confirms that the existing urban edges define the main built-up areas within which there is a presumption in favour of new development and therefore are locations where future growth shall be prioritised.

Policy DM1 – General Criteria for New Development

- 5.9. There is an expectation that all new development should (inter alia):
- a) not have an unacceptable impact on, and where possible should enhance:
 - i. residential amenities of both new and existing residents;
 - ii. the character and appearance of urban areas, the countryside and the coast;
 - iii. biodiversity (avoiding significant adverse impacts); and
 - iv. the significance of heritage assets;
 - b) take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;

- c) incorporate provision for people with disabilities and create accessible communities that cater for all;
- d) incorporate design measures to inhibit criminal and anti-social behaviour; and
- e) incorporate provision for on-site waste management

Policy DM8 – Pollution

- 5.10. This policy confirms that development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through:
- a) air pollution (including odours or particulate emissions);
 - b) pollution of surface, underground, coastal waters or other watercourses;
 - c) noise or vibration;
 - d) light intrusion, both generally and with respect to the South Downs National Park's status as an International Dark Night Skies reserve; or
 - e) land contamination.

Policy DM12 – Heritage Assets

- 5.11. Policy DM12 specifies that development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities.

Policy DM13 – General Development Criteria – Transport

- 5.12. All new development will be expected to have safe and convenient access to the highway network and make provision for access to, and by, other transport modes including public transport and cycle and pedestrian routes as appropriate.
- 5.13. Where development intends to serve or accommodate large numbers of people the Council indicate that such proposals will only be permitted in locations that as well as having adequate road access, or will have as a result of the development, are or can be served by means of transport other than the private car, including bus, train, cycle and pedestrian access.

Policy DM14 – Parking

- 5.14. This Policy states that for proposals within town, district and local centres and in neighbourhood parades, parking needs will be assessed in relation to wider needs within the centre/parade. Where existing provision is deemed to be inadequate, the provision of additional parking may be permitted subject to a financial contribution towards measures to assist on-street parking management, public transport, cycling and walking.

Policy DM22 – Changes of use in Retail Frontages in Eastleigh Town Centre, District Centres, Local Centres and Neighbourhood Parades

- 5.15. Policy DM22 specifies that within the ground floor premises of town centres, district centres, local centres and neighbourhood shopping parades any proposed changes of use involving the loss of a Class E use, community or leisure/cultural uses under Classes E and F; or sui generis uses including pubs, drinking establishments and hot food takeaways; must demonstrate that:
- a) the new use retains an active ground floor frontage;
 - b) it does not adversely affect amenity of an area or the appearance of the frontage; and
 - c) it does not have a negative impact on the provision of services or on the sustainability of a key shopping area
- 5.16. In order to demonstrate the lack of a negative impact under Criteria C above, proposals will be expected to provide: i) proof that there is no demand for the Class E use, including evidence that the site has been marketed effectively for such a use; or ii) over-riding community benefits from the proposed use; or iii) evidence that the proposal will enhance the vitality and viability of the centre.

Other Material Considerations

National Planning Policy Framework (NPPF)

- 5.17. The National Planning Policy Framework (NPPF) published in March 2012 and most recently updated in July 2021 sets out the Government's planning policies for England at a national level to ensure that the planning system helps to achieve sustainable development.

5.18. **Paragraph 7** of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. In terms of what is meant by 'sustainable development', the NPPF states at **Paragraph 8** that there are three dimensions to sustainable development (economic, social and environmental) and three overarching objectives the planning system needs to perform:-

“● an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

● a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

● an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

5.19. In respect of implementation, **Paragraph 11** states that at the heart of the NPPF is a presumption in favour of sustainable development and that for decision making this means:

“● approving development proposals that accord with an up-to-date development plan without delay; or

● where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless

i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.

- 5.20. **Paragraph 81** indicates that planning decisions should “help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future”.
- 5.21. **Paragraph 86** confirms that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.
- 5.22. **Paragraph 111** confirms that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”.
- 5.23. In order to respond to the challenges of climate change, the planning system should look to support more sustainable patterns of development to reduce carbon emission. **Paragraph 152** confirms that this can be achieved through a variety of ways which specifically includes encouraging “the re-use of existing resources, including the conversion of existing buildings”.

Supplementary Planning Documents (SPDs)

- 5.24. The following Supplementary Planning Documents are pertinent to the proposal, and where appropriate, key extracts of which are reproduced below.

Quality Places (adopted November 2011)

- 5.25. This document sets out key design principles to ensure all new development is of the highest quality. In doing so it provides technical guidance in respect of specific aspects of development. Although the document predominantly focuses on residential development those deemed relevant to commercial uses include:
- New development should provide for safe and convenient access, particularly on foot and by cycle, to local facilities and frequent public transport;
 - New development should be designed to respect the residential amenity of existing and new occupiers and all dwellings should have adequate private amenity space;

- Waste and recycling and cycle storage should be safe, accessible and convenient for the intended users and properly integrated into the built design Cycle storage should also be secure; and
- The scale, form and design of elevations and external materials should respond positively to the defining and distinctive characteristics of the area. Where this is absent, design and materials should help create a new positive and distinctive character

Character Area Appraisal – Bishopstoke, Fair Oak and Horton Heath (adopted January 2008)

- 5.26. This document provides guidance to ensure that new development in Eastleigh Borough is appropriate to its surroundings and helps retain the character that gives each area its own identify.
- 5.27. Although the site is not identified within any of the specific character areas assessed within this document. Fair Oak is described as a village located at the intersection of the main thoroughfares connecting it with Bishopstoke to the west and Botley to the south. The settlement has a small historic core, which expanded along and between the main thoroughfares to the north and west during the inter-war/immediate post-war period. The village is said to have remained relatively small until the 1960s, since when it has experienced significant growth to the south and east of the centre.

6. Planning Assessment

6.1. This section of the Statement sets out the justification for the proposed change of use and associated extraction / ventilation equipment when considered within the context of relevant planning policies and other material considerations.

6.2. The key issues arising from the proposal are set out below and each of which will be discussed in further detail.

- Principle of Development;
- Design;
- Impact on Residential Amenity; and
- Highways and Parking Considerations.

Principle of Development

6.3. The site comprises an existing betting shop (Sui Generis) within the defined village centre of Fair Oak. From a planning perspective the proposed development is therefore located in-centre and a sequential assessment is not required. This accords with Paragraph 87 of the NPPF which confirms that main town centre uses should be located in town, district or village centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.

6.4. Policy S2 of the Eastleigh Borough Local Plan sets out a presumption in favour of development within the existing urban edges and in doing so confirms that main town centre uses will be prioritised in existing centres. Although Eastleigh remains the principal town centre within the Council's settlement hierarchy Fair Oak is recognised as one of the larger villages. This constitutes the third tier of the hierarchy where the purpose is to meet the day to day needs of the local catchment along with any associated employment centres. The site is therefore considered an appropriate location for a hot food takeaway and, whilst it currently operates as a sports betting shop we understand that the tenants have notified the landlord that they do not intend to renew their lease. The proposal would therefore avoid the prospect of a vacant unit once the existing agreement ceases and in doing so shall contribute towards the long-term vitality and viability of the centre whilst respecting the overall size, scale and function of the existing centre.

- 6.5. Policy DM22 states that within town centres, district centres, local centres and neighbourhood shopping parades any proposal involving the change of use or loss of an existing Class E or Sui Generis use will be permitted provided they can demonstrate that: i) the new use retains an active ground floor frontage; ii) it does not adversely affect amenity of an area or the appearance of the frontage; and iii) it does not have a negative impact on the provision of services or on the sustainability of a key shopping area.
- 6.6. Given the nature of the proposal, the store shall be open to the public throughout the permitted operating hours and would generate a reasonable level of footfall and associated activity. The proposed use as a hot food takeaway will therefore contribute to both the day and night-time economies through the site's operation as well as generating additional employment opportunities for local people. Collectively these factors will ensure that the proposal positively enhances the vitality, viability and overall attractiveness of the existing centre.
- 6.7. In terms of design, the proposed scheme includes the installation of a new aluminium shopfront which has been designed to sympathetically respond to the character of the existing parade of shops where the Site is located. Aesthetically the proposal represents a significant betterment to the existing arrangement and shall not adversely affect the amenity of any neighbouring land uses including the residential properties on the upper floor of the building.
- 6.8. As indicated previously the future occupier is intended to be Dominos Pizza which shall not only enhance the range of services available to local customers but also boost the economic resilience of the existing village centre at a difficult time following the prolonged impacts of Covid-19. The proposal therefore fully complies with the criteria set down by Policy DM22 and on that basis the principle of the proposed change of use to a hot food takeaway is considered acceptable.
- 6.9. Whilst we note that there are a small number of takeaway operators and restaurants with ancillary takeaway services within the local area. Given the prevailing pattern of development the majority of these are well distributed along the Botley Road and Fair Oak Road. The proposal which this statement supports would therefore not lead to an overconcentration of any hot food takeaways, either individually or cumulatively, and shall remain in keeping with the size, scale and function of the local area.

- 6.10. Overall, the principle of development is considered acceptable and the proposal fully accords with all relevant local and national planning policies.

Design

- 6.11. The site comprises an existing betting shop set within a small parade of shops on the western side of Botley Road/ B3354. Although the building is technically two-storeys in nature for the avoidance of doubt the application site solely relates to the ground floor premises. Therefore, despite the fact that there are residential properties above there are no changes are proposed to the upper floor.
- 6.12. Aesthetically the existing unit incorporates a mixture of traditional features along with some more contemporary additions. The latter includes large glass panelling and other decorative features which were installed as a result of the new shopfront permitted in March 2015 under reference F/15/75854. Given the site's location within the defined village centre of Fair Oak these characteristics reflect the prevailing built form throughout the area and it therefore sits comfortably within its surroundings.
- 6.13. An appropriate design approach has been adopted through the proposal. This has been informed by technical analysis of the existing building to identify any features considered of architectural merit and ensure they are integrated within the proposed scheme in a suitable manner. However, where necessary, these will be supplemented by more contemporary additions to assist with the store's functionality. Most notably this includes a new aluminium door set and associated stall risers to replace the existing tiles and aesthetically frame the principal entrance into the store. Although it's important to recognise that proposed shopfront has been designed with due regard to maintaining the original glazing pattern along the building's eastern elevation which in turn shall promote natural surveillance on to the street and thus prohibit opportunities for anti-social behaviour.
- 6.14. Seen as the building constitutes a prominent position within Fair Oak all air conditioning units and ventilation equipment are to be located to the rear. This shall not only assist from an operational perspective but also ensure they are naturally less visible from the existing street scene along Botely Road. The proposed extract vent and fresh air intake shall be fitted flush to the existing building's envelope and finished in traffic grey (RAL 7043) to reduce their visual prominence.

- 6.15. As shown within the drawings pack prepared by AEW Architects some of the existing windows to the rear of the building are set to be infilled for the purposes of security. However, visually the proposed brickwork shall match that used in the existing structure to integrate within the fabric of the building and achieve an appropriate level of detailing.
- 6.16. Internally the layout has been designed to prioritise active frontage on to the street. This will create an environment which encourages local customers and passers-by to interact with the store and in doing so enhance its overall attractiveness. This supports the principles set out within Policy DM1 of the Local Plan and shall encourage inward investment to support the centre's long-term viability.
- 6.17. Given the nature of the proposal, the building will remain in keeping with height, scale, and massing evident throughout the existing local area. The scheme utilises a palette of materials to aesthetically complement the existing built form, and therefore responds to the character of the local area. Whilst making more efficient use of an existing building and avoiding the prospect of it becoming vacant once the tenants current lease comes to an end.
- 6.18. The proposal accords with all relevant policies within the adopted Local Plan, Eastleigh Borough Council's Quality Places SPD and the National Planning Policy Framework.

Impact on Residential Amenity

- 6.19. Given the site's location within a designated village centre, it lies in an area characterised by a mixture of commercial uses. Whilst we acknowledge that are some existing properties within the immediate vicinity, including those provided on the upper floor of the building, a key theme throughout the proposal has been the desire to safeguard the amenity of all neighbouring land uses. The proposal therefore incorporates suitable ventilation and extraction equipment and all of which has been prioritised to the rear of the building. For completeness the proposed equipment fully accords with all relevant Building Regulations and HSE standards.
- 6.20. The proposed equipment includes an oven extract vent, fresh air intake and two compressors which will serve the air conditioning system and cold room respectively. The new extract vent and fresh air intake will be installed a minimum of 2.3 meters above ground level and shall be fitted with anti-vibration mountings and internal odour filters.
- 6.21.

- 6.22. Following a review of the local area we note that prevailing built form tends to be two stories in height with commercial uses on the ground floor and either ancillary store space or residential apartments on the upper. As mentioned previously the upper floor of the building and those associated with both of the adjoining premises comprise self-contained residential apartments. On that basis the supporting Noise Assessment provides further details in that regard however in summary concludes that sufficient mitigation is able to be provided to ensure that the proposed change of use does not have any significant adverse impact on the residential amenity of neighbouring inhabitants.
- 6.23. In addition to the above, the proposed operating hours of 11am to 11pm on a daily basis will also reduce the prospect of any noise generating activities at unsociable hours and in doing so shall safeguard the amenity of all neighbouring uses over the lifetime of the development.
- 6.24. Given the nature of the proposal it accords with the objective of Policy DM1 and Policy DM8 of the Local Plan, and as such will not result in any overlooking, loss of privacy or visual dominance on neighbouring premises or other land uses. The site is also situated in an area whereby comparable operators are located which have plant equipment similar to that proposed. In this context, the introduction of a hot food takeaway use and associated extraction/ventilation equipment will have no significant impact on the amenity of nearby residents in terms of noise, vibration or odour nuisance.

Highways and Parking Considerations

- 6.25. The site benefits from an existing point of vehicle entry/ egress directly on to Botley Road/ B3354, which constitutes one of the main arterial roads through Fair Oak and provides a direct point of connection to destinations throughout the wider Borough of Eastleigh.
- 6.26. There is also an existing service yard to the rear of the building. Whilst we understand that this area operates in a shared manner, given its size there is sufficient space to facilitate both vehicle parking and serving arrangements from an operational perspective. In terms of the former, there is one car parking space allocated to the existing store. Although it is envisaged that this space shall be used by Dominos employees only, there is an existing lay-by at the front of the site which will facilitate short term spaces for the purposes of in-store collections. However, in circumstances where more prolonged stops are required there is ample on-street provision provided along Fair Oak Road which lies within 70 meters meters/ 1 minutes' walk of the site.

- 6.27. Although we note that the bays along Fair Oak Road are time restricted to two hours between 09.00 and 18.00 Monday to Saturday. Seen as these restrictions remain outside of peak trading hours associated with Dominos Pizza its evident that the proposed change of use will not adversely impact or impede traffic along the existing highway network.
- 6.28. During the busiest trading time in the evening, approximately 75% of orders will be delivered to customers homes by delivery drivers using a combination of cycles and mopeds. The dominos operating system and software work to maximise the efficiency of deliveries, minimising the time spent to make a typical delivery (potentially made up of multiple orders/destinations) and the typical time for delivery drivers at the store between deliveries. Therefore, each delivery driver will require parking at the site for a minimal amount of time and on a rotating basis, thereby resulting in a minimal number of spaces being required.
- 6.29. There is also an allocated parking space for the store located to the rear that can be used for parking either a car or a number of cycles / mopeds. A standard parking space provides more than enough space for storing five mopeds.
- 6.30. There are no cycle parking standards set for non-residential developments and therefore these would be calculated on a case by case basis.
- 6.31. Given the above, cycle/moped parking could be required by a suitable worded condition either to the rear of the store using the car parking space or via cycle hoops to the front of the site on the highway.
- 6.32. Given that the site is located within the Fair Oak Village Centre it is recognised as one of the most sustainable locations in the Borough. On that note it is well served by public transport networks which complies with the objectives of Policy DM13. The nearest bus stop is situated within 70 meters of the site and provides regular services to Eastleigh, Southampton City Centre and other destinations in between. Furthermore, Botley Road benefits from well-lit pedestrian footways on either side of the highway which shall enable customers to access the site as part of a linked trip to the village centre and thus support the vitality and viability of the local area.
- 6.33. As demonstrated above the proposed site is supported by the requisite level of infrastructure to satisfy the store's operational requirements in accordance with Policies DM13 and DM14 of the Local Plan. On that basis the proposed change of use to a hot food



takeaway would not have an unacceptable impact in terms of highway safety and nor would it result in any severe residual cumulative impacts on the local highway network.

7. Conclusion

- 7.1. This Statement has been prepared in support of an application for the proposed change of use a betting shop (Sui Generis) to a hot food takeaway (Sui Generis) at Unit 2/3 Botley Road, Fair Oak.
- 7.2. National guidance emphasises the need to support sustainable economic growth within existing centres and directs main town centre uses, (including hot food takeaway) to locations such as this within the defined village centre of Fair Oak. The principle of the proposed development is therefore acceptable and cannot be in dispute.
- 7.3. Additionally, the proposed change of use provides an opportunity to make more efficient use an existing building which represents a prominent location within the existing street scene along Botley Road and is well served by existing infrastructure. Given the nature of the business it will generate active frontage on to the street in the form of additional footfall whilst also providing additional employment opportunities for members of the local community.
- 7.4. Although the site is currently functions as a betting shop occupied by Coral we understand that the tenants have notified the landlord that they do not intend to renew their lease. The proposal would therefore avoid the prospect of a vacant unit once the existing agreement ceases and in doing so shall to positively enhance the vitality and viability of the existing village centre.
- 7.5. Furthermore, it is evident that the introduction of a hot food takeaway will not have an adverse impact on vitality and viability, residential amenity, or the local highway network.
- 7.6. For the reasons set out in this Statement we respectfully request that permission is granted, subject to any conditions necessary to make the proposal acceptable from a planning perspective.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Bristol

First Floor, South Wing, Equinox North,
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