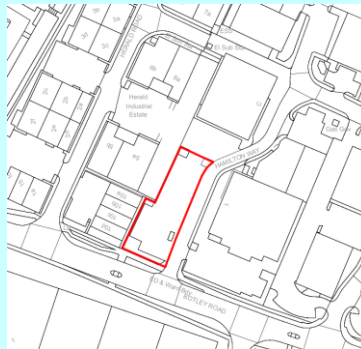
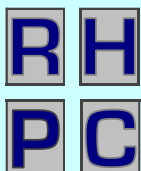




**PLANNING STATEMENT
IN SUPPORT OF APPLICATION FOR
PLANNING PERMISSION**



**PROPOSED STARBUCKS COFFEE POD
AT
WICKES CAR PARK
HAMILTON WAY, HEDGE END
FOR
HARGREAVES MANAGEMENT LTD**



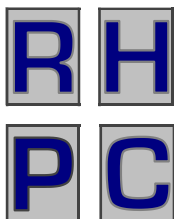
OCTOBER 2024

**PLANNING STATEMENT
IN SUPPORT OF APPLICATION FOR
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**PROPOSED STARBUCKS COFFEE
POD
AT
WICKES CAR PARK
HAMILTON BUSINESS PARK, HEDGE END**

**ON BEHALF OF
HARGREAVES MANAGEMENT LTD**

October 2024



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PREFACE

This Statement explains, accompanies and forms part of an application for planning permission submitted to Eastleigh Borough Council. The application seeks planning permission for the construction of a Starbucks “coffee pod” within part of the Wickes car park at Hamilton Business Park, Hedge End.

The proposed building would occupy a small part of the car park which serves the Wickes store on the north side of Botley Road. The current overall parking provision exceeds what is necessary for the continued operation of the store, with the number of spaces comfortably exceeding maximum levels of demand.

This Statement gives an overview and summary of the proposed development which is the subject of the application and the matters relevant to its consideration by the local planning authority. The companion documents listed below can be referred to for more detail of the particular aspects that they address.

LIST OF ACCOMPANYING DOCUMENTS

<i>Application Form</i>	<i>RHPC</i>
<i>Planning Statement (this document)</i>	<i>RHPC</i>
<i>Transport Statement</i>	<i>David Tucker Associates</i>
<i>Ecological Appraisal</i>	<i>Aluco Ecology Ltd</i>
<i>Statutory Biodiversity Metric</i>	<i>Aluco Ecology Ltd</i>

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A	Approved layout of Wickes development (planning permission F/13/71969)
B	Eastleigh Local Plan Policy Map (extract)
C	Local Plan Policy DM15
D	Images of Proposed Development
E	EA Flooding Information

1.0 INTRODUCTION

- 1.1 This Statement explains, accompanies and forms part of an application for planning permission submitted to Eastleigh Borough Council. The application seeks planning permission the construction of a “coffee pod”, to be operated by Starbucks within part of the car park associated with the Wickes DIY store at Hamilton Business Park, Hedge End. The private unadopted road which runs along the western side of the application site, as shown on the submitted application drawings, is referred to, on mapping and elsewhere, variously as Hamilton Way and Manaton Way. However, as the street name plate affixed to the wall close to its junction with Botley Road identifies the road as Hamilton Way, that is the name used in this application.

2.0 PLANNING HISTORY

- 2.1 The Wickes store at Hedge End was developed in accordance with a planning permission granted by the Council in 2013 [reference F/13/71969]. Car parking associated with the store was laid out, as approved, on both sides of Hamilton Way which divides the Wickes site into 2 parts. The layout plan approved as part of the 2013 planning permission [drawing umber 141-710-101 D] is, for clarity and to set the context, included at Appendix A..
- 2.2 During operation of the Wickes store since its construction pursuant to the 2013 planning permission, it became clear that the level of parking provision associated with the store substantially exceeded demand. Occupancy of the car spaces within the 2 parts of the car park, taken together, has throughout been at a level considerably less the capacity provided.
- 2.3 A refreshment stall has been stationed on part of the car park to the west of Hamilton Way since May 2017. The stall, illustrated in the image below has, together with waste bins and other elements associated with it, occupied several car parking spaces. This has helped to address excess parking capacity, make more beneficial use of the site overall, and complement the operation of the Wickes store and other businesses in the vicinity.



**Refreshment stall on
the application site
(August 2023)**

- 2.4 Although the refreshment stall had been in place at the site since May 2017, it became specifically authorised by a planning permission granted in 2024

[reference F/23/96438 dated 1 February 2024]. This granted permanent planning permission for “*change of use of car park space to area for food trailer*”. By virtue of this permission, the reduction of car parking provision associated with the Wickes store has explicitly been authorised. The introduction of a free-standing food and drink outlet at the site is also specifically permitted.

3.0 THE SITE AND SURROUNDINGS

- 3.1 The application site extends to some 0.13 Hectares and is identified edged red on the application drawings and the aerial photograph below. It consists of a substantially hard surfaced area of car parking associated with the existing Wickes store to the east, together with some small areas of landscape planting.



The application site
(August 2023)

- 3.2 The site is located within the built-up area of Hedge End and is part of an extensive business and industrial area identified as an Existing Employment Area in the adopted Eastleigh Borough Local Plan. Attached at Appendix B is an extract from the approved Eastleigh Policy Map which identifies the extent of this Existing Employment Area.
- 3.3 The planning permission granted for the development and laying out of the Wickes store referred to above [reference F/13/71969 dated 29/04/2013], encompassed land on both sides of Hamilton Way, as illustrated on approved drawing 1141-10-101D listed in condition 1 of the planning permission, and reproduced at Appendix A. That drawing bears an annotation referring to 87 parking spaces being provided on the overall site. However, that figure appears to be a typographical error, as the number of spaces actually illustrated on the approved site plan is 82.
- 3.4 Since the original development of the Wickes store and its car park, the planning permission granted for the change of use of part of the western car park to accommodate the stationing of a food trailer [reference F/23/96438], has displaced a number of parking spaces. Taking account of changes since the original Wickes development was undertaken, the number of useable spaces at the overall site is now 76, with 38 of these being in the western part of the car park,

within which the proposed coffee pod would be located. That number of existing spaces is reflected in the results and analysis of the car parking usage survey contained in the accompanying Transport Statement.

- 3.5 The wider Employment Area of which the application site forms part accommodates an extensive range of premises in commercial, retail, business and other uses. In the immediate vicinity of the application site, in addition to the Wickes store, these encompass a range of retail, quasi-retail and trade counter uses including Magnet, Tileflair, Screwfix, Toolstation, HPS Heating and Plumbing supplies, Easy Bathrooms and other outlets.

4.0 THE PROPOSED DEVELOPMENT

- 4.1 This application seeks planning permission for the construction of a “coffee pod” on a small area of the part of the Wickes car park lying to the west of Hamilton Way. The proposal comprises a single storey building with a floorspace of some 140 sqm. This would encompass the area occupied by the refreshment stall permitted at the site by planning permission F/23/96438.
- 4.2 A consequential rearrangement of the layout of spaces within the car park and the provision of replacement and additional landscape planting form integral parts of the proposal. The points of vehicular access from the private access road of Hamilton Way would be subject to minor repositioning to facilitate the construction and servicing of the Starbucks unit. The accompanying application drawings illustrate the detail of the proposed development, including these associated elements. The images at Appendix D illustrate the appearance of the proposed development, including the contribution it would make to views in Botley Road.

5.0 PLANNING CONSIDERATIONS

- 5.1 In the following paragraphs, attention is drawn to the planning considerations that arise in relation to the proposed development.

The Principle of Development

- 5.2 The application site is included within an area specifically identified for employment purposes on the Eastleigh Policy Map associated with the adopted Local Plan. Policy DM15 of the Local Plan, entitled Safeguarding Existing Employment Sites, is reproduced at Appendix C. This policy provides that redevelopment, intensification and change of use for purposes within Use Classes B2, B8 and E(g) are to be supported.
- 5.3 In considering, and granting planning permission in February 2024 for, the refreshment unit permitted at the site in application F/23/96438, consideration was given to the provisions of policy DM15. The Officer’s report on that application, addressing Policy DM15, commented that:

“... this specifically relates to safeguarding existing employment sites, and encourages B2, B8 and E(g) usages. Section 2 of this Policy sets

out that employment uses other than those in use classes B2, B8 or E[g](ii)/(iii) (but not E[a]/(b)/(c) uses or pubs, drinking establishments or hot food takeaways) may be permitted on the sites provided that: (a) they would not have a significant impact on the continued primary use of the site, (b) the existing site is causing, or could cause significant harm to highway safety or the amenities of the area or to local residents. The proposals would result in the addition of a hot food takeaway, however this would be situated within the car park of existing industrial/ commercial units. This would therefore be an ancillary addition, and would not reduce any existing floorspace away from its encouraged use, thus would not be considered to significantly impact upon the continued primary use of the site."

- 5.4 The Starbucks development now proposed would have a greater floorspace than that of the permitted refreshment stall but would involve a use of the same general character. It would therefore equally provide a refreshment facility complementary to the prevailing retail, quasi-retail and trade counter character of the surrounding area. There would be no reduction of floorspace devoted to uses encouraged by policy DM15. The accommodation at the Wickes store at the site would be unaffected. The proposed development would therefore not conflict with the objectives of Policy DM15.

Transport and related aspects

- 5.5 A Transport Statement, prepared by DTA, accompanies this application. This has assessed the highway and transport implications related to the proposed development. It concludes that:
- i. the site is readily accessible by means other than the car for staff and customers wishing to access the development by sustainable means.
 - ii. The proposed development would result in minor modifications of the existing car park and the loss of only two car parking spaces.
 - iii. The proposed development is expected to attract linked and pass-by trips generated by those already visiting the DIY store and other outlets nearby, as well as by people already travelling in the area (to/ from work, visit etc) who will buy refreshments en-route to their final destination. The coffee pod is therefore not expected to generate a significant number of new trips.
 - iv. A survey of the usage of the Wickes car park has been undertaken to understand existing demand associated with the store. The analysis arising from this concludes that, with a net reduction of two car parking spaces, the car park would continue to comfortably accommodate future parking demand resulting from the proposed development as well as the retained Wickes store.
- 5.6 Parking spaces designed to be suitable for use by disabled people are proposed to be located convenient to the building's entrance. "Sheffield" style cycle stands would also be positioned close-by, consistent with the Council's relevant guidance for such provision.

- 5.7 For the reasons set out in the Transport Statement and summarised above, there are no transport reasons why planning permission should not be granted for the development of a Starbucks coffee pod within the western part of the Wickes car park, as proposed in this application.

Nature conservation and bio-diversity

- 5.8 This application is accompanied by an assessment addressing any effect of the proposed development in terms of bio-diversity. This comprises an Ecological Appraisal prepared by Aluco Ecology Ltd and the relevant statutory Bio-diversity Metric, consistent with the provisions of the Environment Act 2021.
- 5.9 In view of the substantially hard surfaced nature of the site, it exhibits negligible nature conservation interest in its present state, with no irreplaceable habitats present. A few small areas of largely non-native planting, including a small number of trees of relatively poor quality and small scale, are present on the site. The proposed development would involve the loss of one such planted area, but 9 new trees of native species would be planted to replace the 5 trees that would be lost from the site to accommodate the development.
- 5.10 The details of the landscaping, replacement and additional planting proposed is illustrated on the planting plan included amongst the submitted drawings (drawing PLANT202-ZZ-XX-DR-L-101 Rev PO4). Boxes for nesting birds are proposed to be incorporated into the Starbucks building, as shown on the submitted elevation drawing 39/140/03.1 Rev 04.
- 5.11 The completed biodiversity net gain metric, completed by Aluco and submitted with the application, demonstrates that the proposed development would result in a net gain of more than 10% in biodiversity terms.

Drainage

- 5.12 The application site is not in a location identified as at risk of flooding as defined on the Environment Agency Flood Map, the relevant extract of which is presented in Appendix E. Also included in Appendix E is the summary of flood risk from all sources published on the EA website. This confirms that any risk of flooding from rivers and the sea is “Very Low”, as is any risk in terms of surface water.
- 5.13 The application site comprises a substantially hard surfaced car park. The construction of the proposed coffee pod building on a small part of the car park would not therefore give rise to any significant change in impermeable area at the site. As a result, there would no significant any increase in the rate of run-off from the site. This, coupled with the underlying “very low” risk of marine, riverine and surface water flooding, means that the proposed development would not give rise to any increased any risk of flooding elsewhere.
- 5.14 A new connection is proposed to the existing foul sewer via a new manhole in Hamilton Way, as illustrated on the proposed Block Plan (Drawing No

39.140/02.1]. The foul flow from the proposed development would arise only from 2 WCs and kitchen drainage. This limited discharge would be negligible in the context of the capacity of the existing 300 mm pipe to which it would connect via an existing manhole.

Design and visual appearance

- 5.15 The proposed building would be of an understated but elegant design, with external materials comprising off-white render and timber cladding. This would present a simple but pleasing appearance, complementary to the industrial and commercial character of the locality. The position of the proposed building, softened by landscape planting, would enhance the appearance of the site frontage to Botley Road, reducing the visual prominence of the existing car park. Replacing the somewhat utilitarian refreshment unit permitted in the same location with the well-designed building proposed, would further enhance the appearance of the site.

Other matters

- 5.16 The proposed development would make a positive contribution to local economic prosperity, including through the employment opportunities it would create. Although the effect proposed development in this context would be small in scale, this would be consistent with the objectives of national and local policy.
- 5.17 The site is well away from any residential properties, with the closest of these being at Hansen Gardens, over 300 metres to the north beyond the northern edge of Hamilton Business Park. The houses in Birchwood Gardens lie more than 500 metres to the east, beyond the Botley Road/Charles Watts Way roundabout. At these separating distances, with extensive industrial and commercial areas intervening, there would be no potential for activity at the site to give rise to any adverse impact on residential property, through noise or disturbance, or for any other reason.

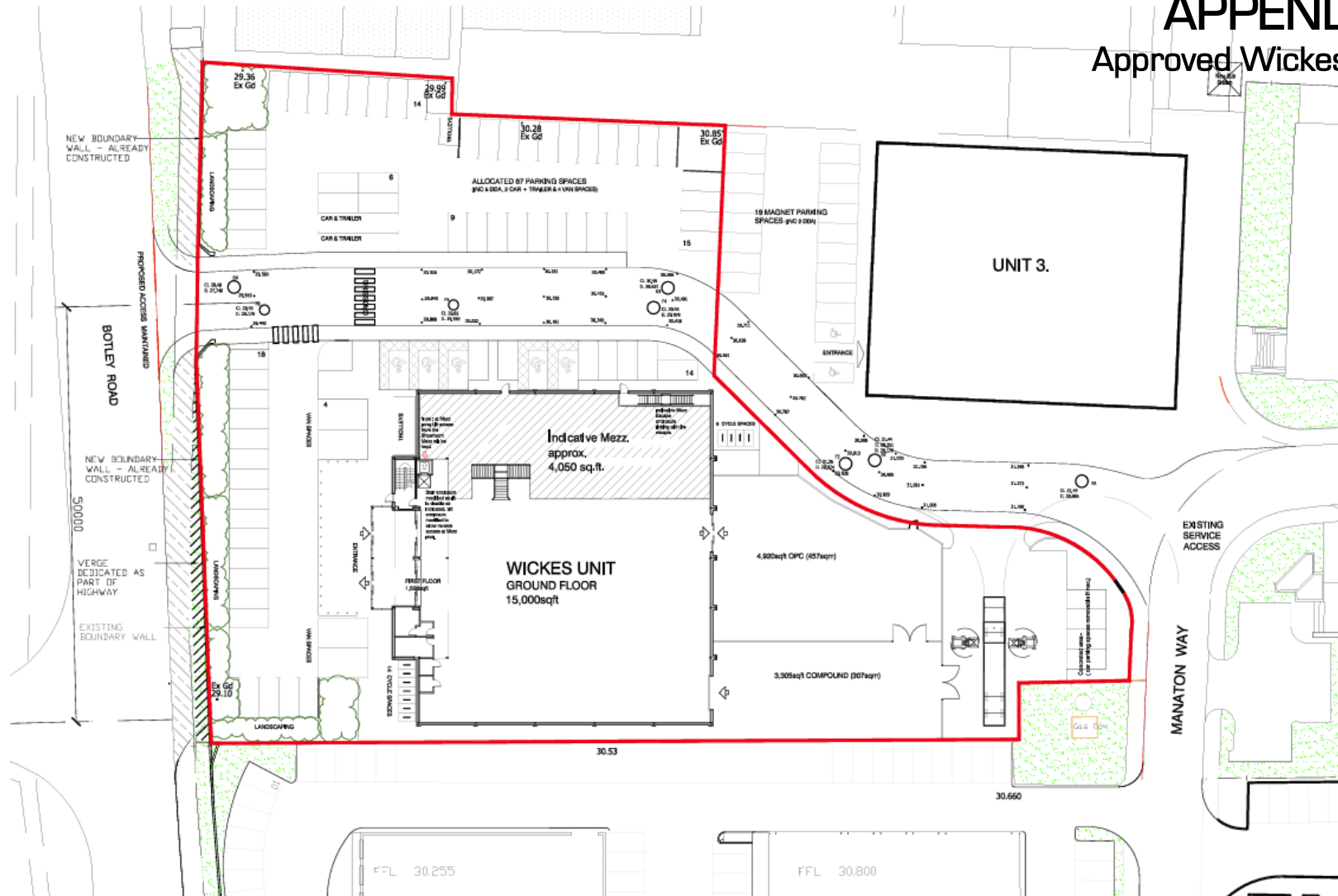
6.0 CONCLUSIONS

- 6.1 The proposed development would accord with the objectives of Policy DM15 of the Local Plan and would not be in conflict with any other relevant provisions of the development plan. It would therefore be acceptable in principle. The level of parking currently provided in association with the Wickes store exceeds the maximum demand arising from that use. Utilising a small part of the previously developed existing car park would make better use of a previously developed site within the built-up area, consistent with national and local policy objectives.
- 6.2 The specific assessments undertaken in relation to transport, drainage and nature conservation all demonstrate the acceptability of the proposal from those perspectives. A net gain of more than 10% in bio-diversity terms would be achieved with the proposed development, meeting the requirements of the Environment Act and national policy in this regard.

- 6.3 The design of the proposal would be appropriate to the site, with the appearance of the locality being enhanced. There would also be improved provision of complementary facilities for staff, customers and visitors in the wider surrounding employment area.
- 6.4 In the light of all these considerations, planning permission should be granted for the modest scale development of a coffee pod at the site, as proposed in this application.

APPENDIX A

Approved Wickes layout



- D Amendments following Planning Officer response 26.02.13
- C Main entrance enclosure amended. Cycle provisions increased 15.01.13

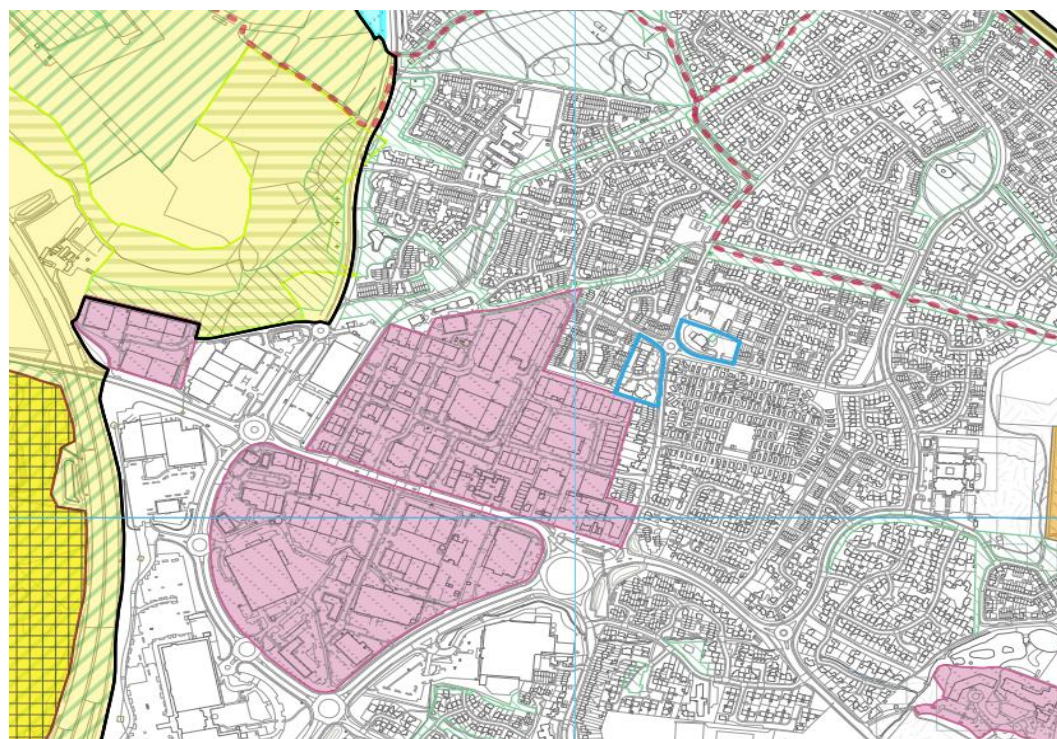


Unit 1 (Wickes)
Hamilton Industrial Estate
Hedge End Southampton
SITE PLAN

141-710	101	D
1:500 @A3	CB	

APPENDIX B

EASTLEIGH LOCAL PLAN POLICY MAP (EXTRACT)



Eastleigh Borough Local Plan 2016-2036

Policies Map (South)

Key:

- Eastleigh Borough Boundary
- Urban Edge S2
- Countryside S5
- Settlement Gap S6
- HCC Minerals Safeguarding - see Hampshire Minerals & Waste Plan www.hants.gov.uk/mineralsandwaste
- International Nature Conservation Designation - SAC and/or SPA, Ramsar DM11
- National Nature Conservation Designation - SSSI DM11
- Local Nature Conservation Designation - SINCR and/or LNR (correct at December 2021) DM11
- Existing Recreation, Allotment and Open Space Facility DM32 & DM33
- Proposed Housing & Residential-Led Mixed Use Development Allocation S3
- Existing Employment DM15
- Proposed Employment S4
- District and Local Centre and Neighbourhood Parades DM21, DM22 & DM36
- Allocated Gypsy, Travellers and Travelling Showpeople Site and Gypsy Site DM31
- Conservation Area DM12
- Ancient Monument DM12
- Archaeological Site of National importance DM12
- Strategic Footpath/Cycleway/Bridleway S12
- Proposed Strategic Footpath/Cycleway/Bridleway S12
- Proposed New Road S11, BO5
- Junction Improvements DM13
- Hamble River Mooring Restrictions DM35
- Boatyard and Marina sites on the River Hamble DM20
- Other Mixed Use Development BU6 & HA2
- Special Policy Areas BU7
- Railway Station Parking, Hamble HA1
- Hamble Airfield HA3
- Botley Mill BO7
- Land at Ageas Bowl & Tennis Centre WE4
- Hedge End Railway Station HE6

Policy Number notation

S4	Strategic
DM3	Development Management
E5	Local Area - Eastleigh

Notes:

For full details of the policies and proposals, please see the Eastleigh Borough Local Plan 2016 - 2036 document.



POLICY DM15

Policy DM 15, Safeguarding existing employment sites

1. The major existing employment sites as identified on the policies map shall be retained predominantly in employment use classes B2, B8 and E(g). Within these sites the Borough Council will permit:
 - a. the redevelopment and intensification of use of sites for Use Class B2, B8 and E(g)(ii)/(iii) employment uses;
 - b. changes of use between use classes B2, B8 and E(g)(ii)/(iii); and
 - c. workforce training opportunities as defined in policy DM 16 below;subject to the general development criteria and transport policies of this Local Plan including the impact on residential areas.
2. Exceptionally, employment uses other than those in use classes B2, B8 or E(g)(ii)/(iii) (but not E(a)/(b)/(c) uses or pubs, drinking establishments or hot food takeaways) may be permitted on these sites provided that:
 - a. they would not have a significant impact on the continued primary use of the site
 - b. the existing site is causing, or could cause, significant harm to highway safety or to the amenities of the area or to local residents
3. The redevelopment or change of use of other existing employment sites not identified on the policies map currently in class B2, B8 or E(g)(ii)/(iii) uses to non-employment uses, where this is not permitted development, will be permitted provided that it can be demonstrated that the site is no longer in demand for employment use and that criteria a. and b. above are satisfied.

APPENDIX D

Images of the proposed development



View westwards along Botley Road



View of entrance to the building from within the carpark



View of the Botley Road frontage



View southwards from the carpark

APPENDIX E

ENVIRONMENT AGENCY FLOODING INFORMATION

EA Flood Risk Summary

25/10/2024, 12:06

Your long term flood risk assessment - Check your long term flood risk - GOV.UK

[< Back to select an address](#)

WICKES, UNIT F1, MANATON WAY, HEDGE END, HAMPSHIRE, SO30 2XW

Rivers and sea risk

Very low risk

Very low risk means that this area has a chance of flooding of less than 0.1% each year.

Surface water risk

Very low risk

Very low risk means that this area has a chance of flooding of less than 0.1% each year.

Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is **Hampshire**.

Reservoir risk

Flooding from reservoirs is unlikely in this area

Groundwater risk

Flooding from groundwater is unlikely in this area

EA Flood Map – Rivers and the Sea

