

PLANNING POLICY RESPONSE

Application No:	APP/20/00208
Site Address:	7-9 Strouden Court, St Clare's Avenue, Warren Park
Development:	Change of Use from D1 to A1
Case Officer:	Lesley Wells
Comments by:	Jacqueline Boulter
Date of Comments:	7 July 2020

Policy Status

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the Hampshire Minerals and Waste Plan, provide the development plan for Havant Borough. The [Pre-Submission Havant Borough Local Plan 2036](#) may also be afforded limited weight.

Key Policies

Core Strategy 2011:

- DM2 Protection of Existing Community Facilities and Shops

Site Allocations Plan 2014

- LP3 Leigh Park Mixed Use Allocations (site L25 Strouden Court)

Pre-Submission Local Plan 2019:

- C7 Protection of Existing Community Facilities and Shops
- H39 Strouden Court

Policy Considerations

The proposal is for a change of use of a vacant unit, previously used by a nursery, to an A1 use (beauty salon).

Both the adopted and the emerging plan contain a policy seeking to protect existing community facilities and shops, or units last used for such purposes.

DM2 requires that

1. Active marketing should be used to demonstrate that the property is no longer viable for the authorised use or any other use which would provide a beneficial facility to the local community. AND
2. the facility is no longer required for a community use, or that there is an easily accessible existing or new facility for the community it is intended to serve.

The nursery which vacated the unit moved to premises nearby and continues to serve the local community. Part 2 of policy DM2 is considered satisfied through that re-provision, even though it took place some time ago.

Marketing has not taken place to satisfy part 1. Usually this would be required to satisfy the policy, but it is considered that in this particular case, a number of other factors must be considered alongside this requirement:

- the direction of travel in Local Policy is that marketing is not required where alternative provision is made. Under the emerging policy C7 the requirement is for alternative provision nearby OR a marketing exercise, rather than both.

- The proposal is for an A1 use, which, together with D1 community uses, is one of the uses protected by policies DM2 and C7. While it must be acknowledged that the proposed use is not a convenience shop as referred to in those policies, it does fall under the same use class, and could easily revert to such a use in the future if the current proposal were permitted.
- Both the existing and emerging local plan allocate this area for redevelopment. This is likely to limit the attraction of the area to investors in the existing units, even if actively marketed. The unit has already been vacant for three years, which is not advantageous to the vitality of the area. Having it in active use would be preferable.
- The proposed beauty salon is an appropriate use in a small parade of community shops, and would provide a service, even if one limited to just some sections of the population, to the local community.

Overall, it is considered that while marketing requirements as set out in the adopted local plan Policy DM2 have not been met, the aim of the policy to maintain access to community facilities is not undermined in this particular case. In addition, the proposal would bring a long vacant unit back into use, which would benefit the local area. There is therefore no policy objection to this proposal.