

PLANNING APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/19/00783
Site Address:	The Limes, 40 East Street, Havant, PO9 1AQ
Proposal:	Change of Use of Part of Ground Floor from B1 office to Annexe (C3) (western half of ground floor only)
Case Officer:	Tina Pickup
Comments by:	Jade Ellis
Date of Comments:	27 August 2019

Policy Status:

The Local Plan (Core Strategy) and the Local Plan (Allocations), together with the Hampshire Minerals and Waste Plan form the development plan for the Borough. The Pre-submission Havant Borough Local Plan 2036 was approved by the Council on 30 January 2019 and can be afforded limited weight.

The following policies in the adopted Local Plan are of particular relevance:

- CS4 - Town, District and Local Centres
- AL3 - Town, District and Local Centres
- CS2 – Employment
- CS11 – Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- CS16 – High Quality Design
- DM3 – Protection of Existing Employment and Tourism Sites
- DM13 – Car and Cycle Parking on Residential Development

In the Pre-submission Plan the following policies are of particular relevance:

- C1 | Protection of existing employment sites
- IN3 | Transport and parking in new development
- E1 | High quality design
- H6 | Residential annexes

Principle of Development:

The site falls within Havant Town Centre as defined by policy CS4 and AL3 of the adopted Local Plan. These policies seek to promote and protect the vitality and viability of town, district, and local centres.

However East Street, including the site, is proposed to be excluded from Havant Town Centre as defined by Policy KP1 in the Pre-Submission HBLP 2036. This reflects the findings of the [Havant and Waterlooville Town Centres Study](#) which indicates the changing character and use of East Street, with several changes of use from retail and offices to residential use between 2005 and 2015. It is noted this development proposal would therefore be generally in line with the changing nature of East Street.

Loss of Employment

As the western half of the ground floor was last used as B1 uses, Policies CS2 and DM3 are of relevance. These policies generally resist the loss of change of use of land or premises currently or last used for B use class employment purposes to non-B use class employment unless it can be demonstrated that the land or premises are not fit for purpose and financially unviable for B use class purposes.

The site is located outside of established employment areas as proposed to be defined by emerging Policy C1 in the Pre-Submission Plan, and is already vacant, but the premises would generally be expected to be subject to a 6-month realistic and active marketing exercise. No such marketing exercise has been undertaken.

The submitted Heritage, Planning and Design and Access Statement indicates that the former offices have been vacant for over 12 years and as such have long since been void of an office use. It is noted that the site is located outside of any established employment area, and that it has not been actively used as an office for some time. It is also noted that the proposed residential use would be appropriate in the context of the prevailing character on East Street.

Design and Heritage

Whilst it is noted that no external alterations are proposed, the applicant should be aware of the adopted and emerging local plan require high quality design in all development under policies

- CS16 High Quality Design (Core Strategy)
- E1 High Quality Design (HBLP 2036)

The following policies also require the borough's statutory and non-statutory heritage designations to be protected and enhanced:

- CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough (Core Strategy)
- E13 Historic environment and heritage asset (HBLP 2036)

Parking:

Policy DM13 of the adopted Local Plan and Policy IN3 of the Pre-Submission Local Plan 2036 deal with parking in new development and require local parking standards to be met. Minimum standards are set in the Havant Borough Parking SPD (July 2016). 1 vehicle parking space and 1 long stay cycle stay space would be required for a one-bedroom residential unit. Proposals within the Havant and Waterlooville Town Centre boundaries are expected to have a reduced or even zero standard of vehicle parking provision to maximise the use of land and discourage the use of private motor vehicles.

The submitted Heritage, Planning and Design Statement suggests that no parking would be provided as it would replace a previous office use which would have been more intensive in terms of parking. It is also noted that the residential unit would provide accommodation for the applicant's elderly uncle and would be unlikely to increase the need for parking.

Summary:

The site is no longer proposed within Havant Town Centre as defined by the Pre-Submission HBLP 2036 and the residential use would be in line with the prevailing character of East Street. Whilst an active and realistic marketing exercise would normally be required to demonstrate that the site is no longer fit for Class B employment purposes, it is considered unlikely that a policy objection could be sustained on this basis.