

Planning Application Response of Planning Policy

Application No:	APP/19/00331
Site Address:	28 Stakes Hill Road, Waterlooville, PO7 7HY
Development:	Change of use of ground floor from residential to retail showroom
Case Officer:	Bee Crawford
Comments by:	Jade Ellis
Date of Comments:	10 May 2019

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 the borough. The [Pre-submission Havant Borough Local Plan 2036](#) (HBLP 2036) was approved by the Council on 30 January 2019 and can be afforded limited weight.

The following policies are of particular relevance:

- CS4 Town, District and Local Centres
- AL3 Town, District and Local Centres

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

- KP2 Waterlooville Town Centre

Principle of Development

The site lies within Waterlooville Town Centre as defined by Policies CS4 and AL3 of the Adopted Local Plan, and as proposed to be defined by Policy KP2 of the emerging Local Plan.

The proposed retail showrooms would provide a main town centre use and contribute to the vitality and viability of Waterlooville town centre, and would therefore be supported in policy terms. It would also be supported by emerging KP2 in terms of providing a main town centre use at ground floor level, whilst providing an active frontage at ground floor.

Signage

I also note a new commercial sign is proposed. Policies

- CS16 High Quality Design (Core Strategy)
- DM21 Shopfronts, Signs, Security Shutters and Advertisements (Site Allocations)
- E1 High Quality Design (HBLP2036)

will be relevant considerations.

Conclusion

The proposal would provide a main town centre use and active frontage within Waterlooville Town Centre and is therefore supported in policy terms.