

Planning Policy Comments

Application No	APP/19/00192
Address	4 Elm Grove, Hayling Island, PO11 9EF
Development	Change of use from A1 to mixed A1/D1
Case Officer	John Shaw
Comments By	Jacqueline Boulter
Date of Comments	15 April 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](#) (HBLP 2036) was approved by the Council on 30 January 2019 and can be afforded limited weight.

In the adopted Local Plan, policies **CS4 and AL3 - Town, District and Local Centres** are of particular relevance. In the Pre-submission Plan, Policy **C5 - Mengham District Centre** is of particular relevance.

Principle of Development

This site falls within the Mengham District Centre as defined by Policies CS4 and AL3 of the adopted local plan. These policies seek to promote main town centre uses, in particular A1 retail shops, in order to protect and enhance the vitality and viability of the borough's town, district and local centres.

The application site lies within the primary frontage of Mengham District Centre. The proposed change of use is from an A1 shop to a mixed A1/D1 use. The proposal seeks to retain the A1 element at ground floor, adding D1 acutherapy and massage treatment behind and above the shop. Therefore, policy criterion 3, which seeks to retain a level of A1 in the centre are safeguarded, and it is considered that the addition of the D1 use may contribute positively to criterion 5 by generating additional pedestrian activity through visiting members of the public.

The Pre-Submission Havant Borough Local Plan 2036 (HBLP2036) is a material consideration in the determination of the application, although with limited weight. Under the emerging Local Plan, the site remains within the Mengham District Centre as defined by policy C5, although is no longer considered to be in the primary frontage. The emerging policy supports both A1 and D1 uses in the centre. The proposal is therefore compliant with policy C5 if the merging plan.

Shopfront and Signage

I can see no information in the application indicating changes to the shopfront or signage, but if these are proposed, policies

- AL3 (Criterion 6) Town, District and Local Centres (Site Allocations)
- DM21 Shopfronts, Signs, Security Shutters and Advertisements (Site Allocations)
- E1 High Quality Design (HBLP2036)

will be relevant considerations.

Conclusion

In policy terms, the key consideration is whether the proposal supports and enhances the vitality and viability of Mengham District Centre. It is considered that the proposed mixed use scheme meets this policy objective.