

## Planning Application Response of Planning Policy

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| <b>Application No:</b>   | APP/18/00530                                                                                                                                                                                                                                                                                                     |
| <b>Address:</b>          | North Street Arcade, 1-3 North Street Arcade, Havant                                                                                                                                                                                                                                                             |
| <b>Development:</b>      | Construction of 21No. one and two bed apartments in a 2 story extension fronting onto Prince George Street, together with the provision of infill flexible use (Classes A1/A2/A3) commercial floorspace to North Street frontage, following the demolition of existing 1 and 2 storey retail development to rear |
| <b>Case Officer:</b>     | Lewis Oliver                                                                                                                                                                                                                                                                                                     |
| <b>Comments by:</b>      | Jade Ellis                                                                                                                                                                                                                                                                                                       |
| <b>Date of Comments:</b> | 24 April 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.

These comments should be treated as an addendum to, and read alongside our previous comments on the application.

### Marketing

The applicant has provided an updated marketing assessment which includes an update on interest in the units 8-9 and unit 10 between 21/10/18 and 09/01/19. This supplements the information provided about interested parties between 09/06/18 and 24/07/18 in the letter from Holloway Iliffe & Mitchell dated 26 July. It is understood the former is intended to address our concerns that unit 10 had not been marketed for the minimum marketing period of 6 months. On this basis, I am satisfied that the applicant has fulfilled the requirement of criterion i. of Policy DM2 notwithstanding the discrepancies in the dates provided.

No further marketing information has been provided in respect of the remaining four units (between Unit 1 [former Grastar Restaurant] and Units 8-9). Nor has any evidence been provided which demonstrates the current tenants have suitable and alternative accommodation to relocate. This is not compliant with Policy DM2, specifically with regard to the absence of any marketing of these units.

### Council led regeneration

In addition to the above since our original comments were submitted, the Pre-Submission HBLP 2036 has been approved by Council and consultation concluded in mid-March. The plan can be afforded limited weight. Of particular relevance is Policy KP1 (Havant Town Centre) which makes clear that the regeneration is key to the delivery of both the Local Plan and the Council's Regeneration Strategy.

The site lies within the Market Parade area as defined by Figure 4 in the Pre-Submission Local Plan. The policy states that planning permission will be granted for development that:

*y. At ground floor level, provides main town centre uses (except offices (B1a)) with active frontages;*

*z. At upper floors, provides innovative high-density residential redevelopment (in line with Policy DR1).*

It is also noteworthy that the Pre-Submission Local Plan does not afford protection for the loss of the shop units within this particular part of Havant Town Centre, which is given by Policy DM2 (Core Strategy) at present. However it does require an active frontage to development in this area, which is proposed.

### **Summary**

Whilst I am satisfied that the marketing requirements for units 8-9 and unit 10 have been satisfactorily addressed in line with Policy DM2, the remaining units have not been subject of a policy compliant marketing exercise. As such, the scheme is not fully compliant with the Adopted Local Plan. Nonetheless, the proposed development does fully align with the Pre-Submission Havant Borough Local Plan 2036 which can now be afforded limited weight.