

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/18/00901
Site Address:	Next, Unit 8, 1 Selbourne Road, Havant, PO9 1ND
Development:	Reconfiguration of existing ground floor level to create 47sqm Travel Agency concession.
Case Officer:	Mr S Weaver
Comments by:	Lewis Ford
Date of Comments:	3 rd October 2018

Policy Status:

The Adopted Local Plan

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. In addition, the [Local Plan Housing Statement](#) (LPHS) and its guiding principles, adopted December 2016, is also a material consideration.

The following policies and documents are of relevance:

- CS4 Town, District and Local Centres
- CS17 Concentration and Distribution of Development within the Urban Areas
- DM14 Car and Cycle Parking on Development (excluding residential)
- AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements
- AL3 Town, District and Local Centres

Havant Borough Local Plan 2036

The Council is preparing a new Local Plan and consulted on a Draft (Regulation 18) version of the [Havant Borough Local Plan 2036](#) (HBLP 2036) between 8 January to 16 February 2018. Whilst the Plan has limited weight in decision-making at this stage in the plan preparation, the Draft HBLP 2036, and particularly emerging Policy KS1 (Havant Town Centre), is of relevance in setting out the Council's direction of travel.

Members informally considered the [Consultation Summary Report](#) setting out a summary of responses to the Local Plan consultation and the proposed changes to the policies moving forward. A summary of the comments received for Policy KS1, along with Council's proposed actions and amendments, can be found on pages 15 to 19 of the report respectively.

The next key stage will be to consult on a Pre-Submission (Regulation 19) Local Plan. It is envisaged that the Pre-Submission Local Plan will be subject to public consultation from February to mid-March 2019. At this stage, greater weight may be given to the plan in decision-taking. It is recommended that the applicant familiarises themselves with the emerging policy requirements and standards accordingly.

Principle of Development:

The site lies within the urban area as defined by Policies CS17 and AL2 of the Local Plan which seek to concentrate new development within the five-urban area of the Borough. There is, therefore, a presumption in favour of sustainable development, subject to other relevant material considerations in the development plan.

The site is in Havant Town Centre, adjacent to the primary shopping area, as shown in Policies CS4 and AL3 (Town, District and Local Centres). These policies encourage main town centre uses in designated centres with active ground floor frontages. As the proposal is for the reconfiguration of the ground floor to accommodate 47 sqm¹ for a travel agency at the back of Unit 8 (currently occupied by Next), development would not impact upon the main frontage.

In addition, Policy KS1 of the Draft HBLP 2036 has proposed Unit 8 within the "Retail Hub" as part of the primary shopping area. Policy KS1 promotes A1 uses in the retail hub and proposals which enhance the retail function of the primary shopping area. As both Next and the travel agency have an A1 land class use, a policy objection would not arise.

Sequential Test

The applicant has referred to paragraph 86 of the National Planning Policy Framework (NPPF) [July 2018]. This states that:

"Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan".

The site was included in Havant Town Centre in the Local Plan (Allocations Plan) [July 2014] as set out in Policy CS4. The Draft HBLP 2036 proposes to retain the unit within the town centre boundary as part of the "Retail Hub" under Policy KS1. As the unit is already in an existing town centre, a sequential test is not required.

Condition 26

It is acknowledged that Condition 26 of previous permissions APP/12/00852 and APP/14/00862 states that:

No separate or self-contained unit or franchised area of floorspace of less than 465sqm (5000 sq ft) shall be created by the division or sub-division of the floorspace.

Reason: To accord with the terms of the application submitted and in order to ensure the vitality and viability of the existing Havant Town Centre is not undermined by the nature of retail uses permitted on this site and having due regard to the National Planning Policy Framework 2012.

As the proposal is to provide a travel agency which is ancillary to the Next store, the proposal would not result in the subdivision of the unit. Regarding a separate franchised area, the [Havant and Waterloo Town Centres Study \(October 2017\)](#) sets out the changing role of town centres (Chapter 4) and national trends in retailing and the economy (Chapter 5). These chapters suggest that a more flexible approach is now required for the Borough's town centres in the face of a rapidly changing retail economy.

¹ As confirmed by the submitted information, this is approximately 1.97% of the existing gross internal floorspace

Parking:

Policy DM14 and the [Havant Borough Parking SPD](#) set out the parking standard for non-residential development in Havant Borough. Paragraph 1.11 (page 5) of the Parking SPD states that:

“The parking standards will apply to all developments for the provision of one or more residential units (gross) and all developments that result in the creation of non-residential floorspace” (emphasis added).

As the reconfiguration of the ground floor would not result in the creation of new non-residential floorspace, no additional vehicle or cycle parking is required.

Recommendation:

No objection in principle. The proposal includes a travel agency (Land Use Class A1) which would be ancillary to the Next store.