

| Planning Application Response of Planning Policy / Urban Design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                      |
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| Application No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | APP/18/00855                                                         |
| Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1 Meridian Centre, Havant, PO9 1UW                                   |
| Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Change of use from Use Classes Part A1/Part D1, to D2 (First Floor). |
| Case Officer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Mrs R McMurray                                                       |
| Comments By                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Gill Glover                                                          |
| Date of Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4 <sup>th</sup> October 2018                                         |
| <p><b>Policy Status:</b></p> <p>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. In addition, the Local Plan Housing Statement (LPHS) and its guiding principles are also a material consideration. Also, relevant to this proposal, though with limited weight, is the emerging Havant Borough Local Plan 2036, in preparation of which a Regulation 18 consultation took place in January and February 2018.</p> <p>The following policies are of particular relevance:</p> <ul style="list-style-type: none"> <li>• CS4 – Town, District and Local Centres</li> <li>• CS6 – Regeneration of the Borough</li> <li>• CS17 – Concentration and Distribution of Development within the Urban Area</li> <li>• AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements</li> <li>• AL3 – Town District and Local Centres</li> <li>• DM2 – Protection of Existing Community Facilities and Shops</li> <li>• DM14 – Car and Cycle Parking on Development (excluding residential)</li> </ul> <p>Also relevant are the following Supplementary Planning Documents</p> <ul style="list-style-type: none"> <li>• The Havant and Waterlooville Town Centres Study (October 2017)</li> <li>• Havant Borough Parking SPD (July 2016)</li> </ul> <p><b>Havant Town Centre</b></p> <p>The site lies within the urban area as defined by Policies CS17 and AL2 of the Local Plan which seeks to concentrate new development within the five urban areas of the borough. With this, the site falls within the Havant Town Centre as shown in Policies CS4 and AL3. These policies encourage appropriate town centre development proposals which support small and independent businesses. Moreover, Policy CS4 specifically seeks to promote the vitality and viability of the identified town and district centres. Criterion 2) of Policy CS4 also supports proposals which enhance the evening economy of the designated centres, and this proposal includes 24/7 access to members.</p> |                                                                      |

The change of use is located on the first floor of the Meridian Centre. The first floor is not considered to be primary or secondary frontage, and therefore, criteria 3) and 4) of policy AL3 do not apply.

In addition, paragraph 8.6 (page 23) of The Havant and Waterlooville Town Centres Study 2017 states that

*“First floor occupancy remains a challenge and may warrant considering an alternative, non-retail approach, for example a new leisure use such as a cinema or a gym, subject to a suitable and viable scheme coming forward”.*

This assessment has led to a more flexible approach in the emerging Local Plan to the types of uses supported in the town centre. As such, whilst the emerging Draft Local Plan can only be attributed limited weight at this stage, it would support a change of use from part A1 and part D1 to D2 use to keep vacant units to a minimum on the first floor.

#### **Protection of Existing Community Facilities and Shops:**

The proposal would result in the loss of A1 and D1 use to a gym (D2 use). Policy DM2 sets out a marketing requirement for shops and community facilities.

The application involves the loss of a community facility (D1 use) and an A1 shop. According to policy DM2;

*“Development proposing the change of use or loss of any premises or land currently or last used as community services and facilities, including local shops, will only be permitted where both the following criteria can be met”.*

Criterion 1) of the policy requires a marketing period to demonstrate that the current use is no longer viable. Criterion 2 requires the developer to demonstrate that the facility is no longer required for a community use or that there is an existing or new facility which can be used by the community instead.

Due to the A1 and D1 uses being neither in a primary or secondary frontage a minimum marketing period of at least six months is required. Paragraph 10.08 of policy DM2 states that the applicant;

*“will be required to carry out a consultation exercise, the extent of which should be determined in consultation with the council’s community or development management teams”.*

This would determine whether the local community requires the community facility. This is due to such changes being potentially damaging to the community in the long term. Therefore, the applicant will be required to provide this evidence to support the change of use. We would suggest that this might include consideration of the fact that there are a number of vacant units on the upper floor of the Meridian centre which could accommodate the displaced community use.

#### **Parking:**

Policy DM14 and the Havant Borough Parking SPD (July 2016) set out the minimum parking standards for new development in the borough. Paragraph 1.11 of the Havant Borough Parking SPD (2016) 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.”*

The planning application does not include extensions to the site therefore, the standards set out in the Havant Borough Parking SPD (2016) do not apply.

**Conclusion:**

The applicant will need to complete a marketing period as specified by DM2 and provide evidence that a change of use meets the requirements of DM2.