
Site Address:	Next, Unit 8, 1 Selbourne Road, Havant, PO9 1ND		
Proposal:	Reconfiguration of existing ground floor level to create a 47 sqm Travel Agency concession.		
Application No:	APP/18/00901	Expiry Date:	02/11/2018
Applicant:	.		
Agent:	Next Plc Mr Martin Q&A Planning	Case Officer:	Steve Weaver
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises part of the existing Solent Retail Park Phase II which lies within the western sector of Havant Town Centre and which features Next and M&S stores. It is the Next store which this application relates to specifically.

The application site is bounded by Selbourne Road (to the east), and, beyond a substantial car park, Solent Road (to the south). The adjoining land use to the north is the service yard and further staff car parking associated with the retail stores. The application site itself comprises part of the existing internal floor area of the Next store.

2 Relevant Planning History

APP/12/00852 - Demolition of existing buildings on site and erection of a single structure (for class A1 use) extending to 4289 sq.m (GEA) at ground floor and up to 3328 sq.m (GEA) at first floor, with associated access, parking and servicing. Permitted 20/06/2013

APP/14/00862 - Application for Variation of Condition 29 of Planning Permission APP/12/00852 (Demolition of existing buildings on site and erection of a single structure for class A1 use extending to 4289 sq.m (GEA) at ground floor and up to 3328 sq.m (GEA) at first floor, with associated access, parking and servicing) to vary the approved plans in relation to reducing the building height to similar height of existing Phase I building; alterations to the external design; revisions to car and cycle parking layout; and associated landscaping amendments. Permitted 12/12/2014

APP/15/00075 - Application for non-material changes to Planning Permission APP/14/00862 relating to external design of south and east elevations of approved building. Permitted 04/02/2015

APP/15/00504 - Application for non-material amendment to Planning Permission APP/14/00862 to regularise changes to elevations and internal arrangement. Permitted 26/06/2015

APP/15/01180 - Addition of compound to rear of unit. Permitted 23/12/2015

APP/16/00018 - Application for non-material change to Planning Permission

APP/15/01180 relating to reduction in number of windows to be installed from three to two. Permitted 02/02/2016

3 Proposal

- 3.1 Reconfiguration of existing ground floor level to create a 47 sqm Travel Agency concession for Virgin Holidays. The location of the floor area affected is wholly internal to the Next store and comprises an area currently used as part of the 'back of house' stock room.
- 3.2 Permission is required for the creation of the concession by virtue of Condition 26 of Planning Permission APP/14/00862 which states:

No separate or self contained unit or franchised area of floorspace of less than 465sq.m. (5,000sq ft) shall be created by the division or sub-division of the floorspace.

Reason: To accord with the terms of the application approved under Planning Permission APP/12/00852 hereby varied, 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.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS17 (Concentration and Distribution of Development within the Urban Areas)
CS4 (
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL3 (Town, District and Local Centres)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment to this application.

Planning Policy

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 Waterlooville 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.

Parking:

Policy DM14 and the [Havant Borough Parking SPD](#) set out the parking standard for nonresidential 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 nonresidential 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.

Regeneration

No comments received.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 6

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: None

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the retail function and character of the area
- (iii) Impact upon parking/traffic

- (i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development management criteria. In this particular case the site lies within the western part of Havant Town Centre, and applications for development in such locations are normally expected to contribute to the vitality and viability of the locality.

- 7.3 The need for permission for the creation of the Travel Agency concession in this case stems from Condition 26 imposed under Planning Permission APP/14/00862, itself a revision of an earlier permission for the Solent Retail Park Phase II development under APP/12/00852. At the time of the initial APP/12/00852 application, the Solent Retail Park Phase II site lay outside of the identified Town Centre boundary of Havant, and there was therefore a concern that uncontrolled subdivision of the floorspace approved into smaller units at that time might undermine the then-existing Town Centre area.
- 7.4 Since the granting of permission under APP/12/00852, and the related APP/14/00862, the status of the Solent Retail Park Phase II site has altered in planning policy terms, such that it now lies within the identified Town Centre boundary of Havant as identified by the HBLP (Allocations) 2014. Moreover, as the Planning Policy response sets out, at this point it is anticipated that the application site will be identified as part of a primary shopping area as part of the Draft HBLP 2036. This would clearly indicate that the concerns over subdivision that were in place at the time of the APP/12/00852 and APP/14/00862 permissions, when the site lay outside of the Town Centre boundary, have been overtaken by events. Now lying clearly within the Town Centre boundary of Havant, proposals for subdivision of retail premises to provide a more diverse offering of retail uses would now normally be supported as a matter of principle.

(ii) Impact upon the retail function and character of the area

- 7.5 In terms of the impact of the proposed Travel Agency on the retail function and character of the area, in visual terms the concession will have no discernible impact on the Retail Park as the works required to create it are wholly internal to the existing Next store.
- 7.6 In terms of function, as set out in the Planning Policy consultation response, the changing and challenging nature of the retail economy in the Borough's Town Centres would suggest that a flexible approach is required when considering new uses. The proposed concession is a Class A1 use, as is the host Next store, and so its introduction will not result in any diminution of the retail floorspace at the Retail Park as a whole. It will offer a complementary customer attraction to the host store and in doing so augment the range of retail services available within this Town Centre location. This is considered to be wholly compatible with the current status of the site in planning policy terms, and also its potential future 'Retail Hub' location, and will help support the vitality and viability of this part of the retail area.

(iii) Impact upon parking/traffic

- 7.7 The introduction of the new Travel Agency concession merely requires a reconfiguration of existing retail floor space; it will not result in the creation of any additional floor space. As the Use Class of the Travel Agency is the same as that of the host Next store, it does not result in any additional requirement for car or cycle parking. Nor is there anticipated to be any significant impact from the proposal in terms of traffic generation, and the Development Engineer has raised no adverse comments on behalf of the Highways Authority.

8 **Conclusion**

- 8.1 The planning policy context for the Solent Retail Park Phase II has substantially changed since its original planning permission was granted, and the planning conditions which controlled the subdivision of the retail floorspace approved at that time need to be reviewed in that light. In current circumstances, the Next store the subject of this application falls clearly within the Town Centre boundary of Havant. As such, the subdivision of its floorspace to enable the introduction of a new, modest Travel Agency concession is considered to be compatible with its current planning status and will augment the vitality and viability of both the store and the Retail Park as a whole. No highway implications arise as a result of the development. The proposal is therefore recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00901 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Promap Block Plan 1:2500 scale
Promap Site Location Plan 1:1250 scale
Capex Layout 1-100 Drawing Number 02474-260-020-002 Revision G

Reason: - To ensure provision of a satisfactory development.