

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/18/00330
Site Address:	26-28 East Street, Havant, PO9 1AQ
Development:	Change of use from A1 Retail to Sui Generis (dog grooming parlour and pet supplies shop).
Case Officer:	Mr L Oliver
Comments by:	Lewis Ford
Date of Comments:	9 th May 2018

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

The following policies are of relevance:

- CS4 Town, District and Local Centres
- CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- CS17 Concentration and Distribution of Development within the Urban Areas
- DM14 Car and Cycle Parking on Development (excluding residential)
- DM21 Shopfronts, Signs, Security Shutters and Advertisements
- AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements
- AL3 Town, District and Local Centres

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, it is of relevance in setting out the Council's direction of travel.

Principle of Development:

The site lies within the urban area as defined by Policies CS17 and AL2 of the Local Plan; these policies seek to concentrate new development within the five urban areas of the Borough.

The site falls within Havant Town Centre as defined by Policies CS4 and AL3. These policies support the development of main town centre uses¹, especially small and independent businesses. Such uses are encouraged within the Borough's town, district and local centres to promote their vitality, viability and footfall.

The site is not identified within either the primary or secondary frontage as defined by Policy AL3 on the Policies Map. As such criteria 3) and 4) of Policy AL3, which resist the loss of A1 uses, would not apply.

The [Havant and Waterlooville Town Centres Study](#) was published on 24th October 2017. The study has used national guidance, publications and trends to help inform the approach to the Borough's town centres in the upcoming Local Plan 2036. The paper outlines the

¹ Main town centre uses are defined in Annex 2 on page 53 of the [National Planning Policy Framework \(NPPF\) \(2012\)](#).

number of conversions along East Street from retail and offices to residential uses between 2005 and 2015; and therefore, highlights the change of character of the street over the last decade. The paper concluded that;

‘East Street no longer performed a town centre function and should thus be removed from the town centre boundary’.

Before then going onto recommend that;

‘It would therefore be appropriate for the regeneration of East Street to be led by residential redevelopment’.

The emerging Havant Borough Local Plan 2036 proposes the removal of East Street from the town centre boundary as part of Policy KS1; and the promotion of the residential led regeneration of the area. Given the decline in occupancy in East Street, the Council would not resist the application proposal bringing a vacant retail unit back into use and help revitalise the area. Moreover, although the redevelopment vision for East Street is residential development led, it does not exclude main town centre uses which may help bring vacant units back into use.

Marketing:

Policy DM2 would generally apply as the site falls within Havant town centre but outside the primary and secondary frontages. The proposed use would however, retain an element of retail, provide an active frontage and contribute to the vitality and viability of the area. As such, there are material considerations which indicate that this policy requirement for an active marketing exercise should not be applied in this case.

Shopfronts and Signs:

Although not included in the description of development, the submitted application form indicates the external walls at the front of the shop would be repainted and that a new sign would be installed. Policy DM21 would therefore be of relevance in terms of ensuring new shopfronts and signage are not detrimental to the appearance of the individual building or the street scene.

Although the building is not listed, it is adjacent (to the west) and opposite Grade II listed buildings. In addition, the building is located within the St Faith's Conservation Area. Criterion 4) of Policy CS11 would also apply in terms of protecting and enhancing the Borough's heritage assets.

The Council's Conservation Officer will be able to further advise on the proposed design of any signage and/or external works to the shopfront.

Parking:

Policy DM14 and the [Havant Borough Parking SPD \(July 2016\)](#) set out the minimum parking standards for new development in the Borough (excluding residential). However, as the site is situated within Havant Town Centre; this policy and SPD would be expected to have a reduced or even zero standard of vehicle parking provision. In this respect, the town centre is well served by the East Pallant, Meridian and Prince George car parks, as well as on street parking along North and South Street, as such, a policy objection would not arise.

It is, however, noted that the applicant has proposed customer car parking options which include the residential areas of Grove, Beechworth and Lower Grove Roads. The applicant should be aware that they should not promote residential areas for customer parking.

Developer Contributions:

As the application is for a change of use from Land Use Class A1 to Sui Generis, the development would not be CIL liable and would not have to pay the Solent Recreation Mitigation Partnership (SRMP) contribution. Therefore, Policies CS21 and DM24 would not apply.

Recommendation:

Support in principle – the proposed change of use would retain an element of retail, provide an active frontage and contribute to the vitality and viability of the area in East Street.

It is recommended appropriate informatives are added to any decision to advise the applicant of any permissions or consents needed for the external works to the shopfront and installation of signage.