

Planning Policy Response

Application No	APP/18/00812
Address	Central Retail Park, Park Way, Havant, PO9 1HH
Development	Variation of Condition 3 of Planning Permission 06/59412/007 to increase the total amount of floor space for the trading of food retail from the retail park. Proposed single storey extension to rear to create a new loading area; alterations to fenestration and site layout following sub division of unit to create two separate units. Alterations to car park.
Case Officer	Rachael McMurray
Comments By	Jacqueline Boulter
Date of Comments	4 September 2018

Policy Status

The Local Plan (Core Strategy) and the Local Plan (Allocations), together with the Hampshire Minerals and Waste Plan form the development plan for the borough. In addition to these, the council adopted its Local Plan Housing Statement in December 2016, which can therefore be afforded some weight. Also relevant, 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. The above documents are available at www.havant.gov.uk/localplan.

Variation of Condition

This application seeks the variation of condition 3 of a previous variation application (06/59412/007), which restricted the amount of food retail at Central Retail Park. The reason for that condition was highways safety and capacity, rather than any concern regarding the type of retail *per se*.

Central Retail park lies within Havant Town Centre as defined by AL3 of the Local Plan. I therefore agree with the applicant's assertion that in land use terms the proposal is entirely acceptable.

The chief consideration in determining the appropriateness of the variation of condition is therefore Highways safety, which I am unable to comment on.

Parking

The applicant has confirmed that although the car parking on site will be reconfigured, the overall number of bays will remain the same (242 spaces).

HBC's Parking SPD applies in situation where 'a significant increase in area' of new floor space is being created. I do not consider that the small extension proposed here is significant. Nevertheless, a variation of condition would increase the amount of floorspace that could be used for food retail, which in the SPD attracts a greater amount of parking than non-food retail. Conversely, paragraph 3.05 acknowledges that within Havant Town centre, a reduced standard of parking is expected.

Overall, therefore, there is no objection to the proposed parking arrangements on the basis of parking standards.

Conclusion

So long as the Highway Authority is satisfied that the reason for the original condition (highways safety) remains safeguarded, there is no policy objection to this proposal.