

Pre-Application Response of Planning Policy

Application No:	APP/18/00764
Address:	194-196 Dunsbury Way, Havant
Development:	Change of Use from Residential Institution (Use Class C2) to End of Life Services (Use Class A1) (including exterior alterations and single storey rear extension) and the creation of a 2 bed apartment on first floor.
Case Officer:	Lewis Oliver
Comments by:	Simon Kennedy
Date of Comments:	4 th 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 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.

The above documents are available at www.havant.gov.uk/localplan.

Principle of Development

The following policies are of particular relevance:

- CS4 Town, District and Local Centres
- CS 16 High Quality Design
- CS17 Concentration and Distribution of Development within the Urban Areas
- AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements
- AL3 Town, District and Local Centres
- DM21 Shopfronts, Signs, Security Shutters and Advertisements
- DM14 Car and Cycle Parking on Development (excluding residential)
- Havant Borough Parking SPD (July 2016)

The site is located within the established urban area as defined by and Policies CS17 and AL2 of the Local Plan. Policy CS17 supports new development within the urban area and prioritises previously developed land. In line with the NPPF the development of this brownfield site is supported.

The site falls to the north east of Leigh Park Local District Town Centre as defined by Policies CS4 and AL3.

The NPPF states that applicants should demonstrate a sequential approach which shows the use cannot be accommodated in a town centre location, and then only if a town centre location is not available should edge of centre locations be used. In demonstrating flexibility on issues such as format and scale, the applicant should demonstrate there are no suitable, viable and available sites within or well connected to the town centre.

The information submitted with the application adequately assesses town centre sites for the specific use proposed. It is considered that the applicant has satisfied the requirement for a

sequential approach and it is agreed that there is not a sequentially more suitable site for the specific use proposed.

It is noted that the application description describes the proposed use as End of Life Services (Use Class A1). However, the information provided with the application suggests that some mortuary operations will be taking place. The use class order states that mortuary operations are classed as *sui generis* where they are not ancillary to a hospital or clinic. For accuracy the use should be confirmed, and any necessary adjustments made to the application with regard to a mixed A1/*sui generis* proposal.

Community Infrastructure Levy: Havant Borough Council has an adopted CIL Charging Schedule with a specific rate for 'out-of-centre' retail development in the Borough.

Recommendation: No policy objection