

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/17/01088
Site Address:	The White Hart, 1 East Street, Havant, PO9 1AA
Development:	Conversion of upper floors from single residential unit to form 4 no. 1 bedroom flats and 1 no. studio flat.
Case Officer:	Mrs E Chisnall
Comments by:	Lewis Ford
Date of Comments:	25th October 2017

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 the borough. In addition, the Local Plan Housing Statement (LPHS) and its guiding principles, adopted December 2016, is also a material consideration.

The following policies are of particular relevance:

- CS4 Town, District and Local Centres
- CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- CS16 High Quality Design
- CS17 Concentration and Distribution of Development within the Urban Areas
- CS21 Developer Requirements
- DM6 Coordination of Development
- DM11 Planning for More Sustainable Travel
- DM13 Car and Cycle Parking on Residential Development
- DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development
- AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements
- AL3 Town, District and Local Centres
- HB3 Havant & Bedhampton Mixed Use Allocations
- Guiding Principle 3 of the Local Plan Housing Statement
- Havant Borough Parking SPD (July 2016)
- Havant and Waterlooville Town Centres Study (October 2017)

Principle of Development:

The site lies within the urban area as defined by Policies CS17 and AL2 which seek to concentrate new development within the five urban areas of the borough. The proposal is for the conversion of the upper floors of the building to form five apartments; redevelopment of brownfield land is supported by Guiding Principle 3 of the Local Plan Housing Statement.

The site currently falls within Havant Town Centre as defined by Policies CS4 and AL3, with the east side of the buildings falling within the primary shopping frontage. As the application is for the conversion of the upper floors and not the ground floor; the requirements relating to primary shopping frontages do not apply.

As specified in Paragraph 3.54 of the supporting text for Policy CS4:

“Residential development on upper floors can make an efficient use of town centre land while adding to the mix of dwelling types and tenures available in the borough”

and;

“Policy CS4 seeks to encourage high quality mixed-use development in designated centres with offices or new homes located on upper floors above town centre uses with active ground floor frontages”.

As such, the proposal is supported by criterion 5) of the Policy CS4.

Moreover, the site forms part of mixed-use allocation H22 of the Local Plan (Allocations) [July 2014] for residential, community and main town centre uses. With this, planning permission was granted in July 2017 under reference APP/17/00250 for the conversion of the upper floors to form four apartments. Therefore, the principle of development for this site is accepted.

Havant Borough Town Centres Study (October 2017):

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 in the upcoming Local Plan 2036 to the borough's town centres. As part of this, the paper has proposed amended town centre boundary changes.

The paper outlines the number of conversions along East Street from retail and offices to residential uses between 2005 and 2015; and thus 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”.

As such, the proposal is supported by the recommendations of this paper.

Nevertheless, the conversion of this building must not undermine the future development potential of the remainder of site H22 and thus the rest of East Street. As such, Policy DM6 will apply. As stated in paragraph 10.20 of the supporting text of this policy:

“The use of urban land should be maximised and carefully planned to ensure the development potential of future sites is not compromised. Proposals should not prevent future access to potential development sites or prejudice future schemes”.

Heritage:

The building is Grade II listed and falls within the St Faith's Conservation Area. The site is also directly opposite the Grade II listed St Faith's Church. As such, criterion 4) of Policy CS11 will apply. The Council's Conservation Officer will be able to provide further advice on the matter.

High Quality Design:

The proposal will need to meet the requirements of Policy CS16 where appropriate; in particular criterion 1e). It is considered that the proposal has met criterion 5) of the policy.

Parking:

Policy DM13 and the [Havant Borough Parking SPD \(July 2016\)](#) set out the parking standards for new residential development in the borough.

The cycle parking/storage requirements for C3 uses can be found in Table 4D on page 13 of the SPD. From this, the proposal will need to supply 1 space per unit; thus requiring a total of 5 cycle spaces. As specified in paragraph 3.10 of the submitted Design and Access Statement, this requirement will be met.

As for vehicular parking requirements, the requirements for allocated and shared parking for C3 uses can be found in Tables 4A and 4B of the SPD respectively. The SPD therefore states a maximum (but no minimum) for 1 space per unit (for allocated parking) or a maximum (but again no minimum) for 0.5 spaces per unit (for shared parking). As highlighted in paragraph 3.10 of the submitted Design and Access Statement;

"No parking is proposed for the residential units".

As such, the proposal will need to be weighed against criterion 4) of Policy DM11.

Sustainable Modes of Travel:

As specified in the submitted Design and Access Statement, the site is in a sustainable location for alternative modes of transport to the car. As the site is situated within Havant Town Centre, the site is within walking distance to a number of local shops, services and facilities; including a library and Havant Leisure Centre. Havant Bus Station and Havant Railway Station are also in close proximity and can be accessed by walking. Finally, East Street forms part of National Cycle Route 2 which provides an off-road route down to Hayling Island and an on-road route to Emsworth and onto Chichester. The [Havant Borough Cycle Network Map 2017](#) also demonstrates the site's proximity to potential cycle routes.

As such, it is considered that the proposal meets the requirement of criterion 5) of Policy DM11.

Flooding:

The site is not located in flood zones 2 and 3; however, the applicant has identified the site in flood zone 1 from the Environment Agency (EA) flood maps.

Developer Contributions:

Havant Borough Council has an adopted CIL Charging Schedule; the council's CIL Officers will be able to provide further advice on the matter with regard to Policy CS21. However, the Solent Recreation Mitigation Partnership (SRMP) contribution will be payable in accordance with Policy DM24.

Recommendation: No objection in principle.