



Planning Statement

40 North Street
Havant
PO9 1PT

the town planning experts is a trading name of RP(UK) Ltd registered in England and Wales - Directors: Jonathan McDermott, Keith Oliver.
A: Suite 2, 58 Northern Road, Portsmouth – T: 023 9252 3352 – W: www.tpexpert.org - E: help@tpexpert.org

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1. Introduction

- 1.1. This statement has been prepared to support the following proposal:
Change of use from workshop (B1c) to ancillary retail use (A1)
- 1.2. The Town Planning Experts act as planning consultants for the applicant.

2. Site History

- 2.1. 95/58400/000 – Chang of use from A1 retail to B1 offices. Permission 1995

3. Site Context

- 3.1. The site is located on the eastern side of North Street, Havant on the junction with Prince George Street.
- 3.2. The site consists currently comprises a 2-storey building with 2 retail units to North Street and a separate workshop to the rear currently accessed via one of the retail units.
- 3.3. The front part of the building is of brick under a tiled roof, while the workshop to the rear is of brick under a slate roof
- 3.4. Adjacent properties are in commercial use, and there is a car park to the rear. There is a further car park on the opposite side of North Street.
- 3.5. The site lies within Havant Town Centre and within the St Faith's conservation area

4. Policy Framework

4.1 National Policy

4.2. Sustainable Development

4.3. The National Planning Policy Framework (NPPF) was introduced on March 27 2012, and sets out the Government's planning policies for England and how these are expected to be applied.

4.4. It indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies that there are three dimensions to sustainable development – economic, social and environmental.

4.5. Planning can assist the economic role by building a strong, responsive and competitive economy; the social role by supporting strong, healthy and vibrant communities, and the environmental role by protecting and enhancing our natural, built and historic environment. These roles are seen as mutually dependent.

4.6. The NPPF advises in para 9 that “Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life”. This can include, creating jobs, replacing poor design with better designs, and improving the conditions in which people work, live, travel and take leisure.

4.7. With regard to economic growth it states in paras 18 to 20:

The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

To help achieve economic growth, local planning authorities should plan pro-actively to meet the development needs of business and support an economy fit for the 21st century.

The NPPF supports vibrant and sustainable town centres. It states in para 23:

Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:

- *Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;*
 - *Promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;*
 - *Retain and enhance existing markets and, where appropriate, reintroduce or create new ones, ensuring that markets remain attractive and competitive;*
 - *Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability...*
- 4.10. *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping.*

With regard to historic buildings Para 131 states:

In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*

4.9. Para 58 indicates that local policies should aim to ensure developments:

- *Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*

Local Policy

4.11. Local policy is set out in the Havant Core Strategy adopted in March 2011. It sets out the Borough Council's vision for the area up to 2026.

4.12. Policy CS4 relates to Town Centres and states

The council will seek to accommodate approximately 13,000 square metres (net) of new comparison goods retail floorspace within town and district centres up to 2016. Planning permission will be granted for appropriate town centre development proposals that:

1. Promote and enhance the following hierarchy of identified centres as shown on the Proposals Map:

Town Centres - Havant and Waterlooville

District Centres - Cowplain, Emsworth, Leigh Park and Mengham/Gable Head

Local Centres - Bedhampton, Crookhorn, Grassmere Way, Hambledon Parade, Middle Park Way, Milton Road, Purbrook, Rails Lane, West Town and Widley.

2. Enhance the evening economy of the town and district centres.

3. Retain and enhance local markets.

4. Support small and independent businesses.

5. Encourage high quality, mixed-use development in designated centres that retain active ground floor frontages.

4.13. Policy CS11 relates to heritage assets and indicates that permission will be granted for development that

Protects and where appropriate enhances the borough's statutory and nonstatutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

5. Planning Considerations

- 5.1. No 40 North Street currently consists of two retail units to North Street with a separate workshop to the rear.
- 5.2. The workshop was previously occupied by an electrician, although more recently has been vacant and used for incidental storage by a florist.
- 5.3. The premises appear to date from the latter half of the 19th century and although not listed add to the character of this part of the Conservation Area.
- 5.4. National advice encourages re-use of historic buildings through appropriate uses to ensure their continued maintenance.
- 5.5. To improve the marketability the applicant seeks to offer the unit as ancillary retail space to the existing retail units which it is considered is an appropriate use within this part of the town centre.
- 5.6. No external changes are proposed.
- 5.7. The premises enjoy off-street parking off Prince George Street for 4 vehicles, and there is a public car park to the rear.
- 5.8. Being within the town centre the property is within easy access of both the railway and bus stations.

6. Design and Access

Use

- 6.1. The property would be used for retail purposes.

Amount

- 6.2. No extensions or alterations to the existing building are proposed.

Layout

- 6.3. The premises would be accessed from Prince George Street as at present.

Scale

- 6.4. The size and scale of the building would be unchanged.

Landscaping

- 6.5. Existing boundary treatments would be retained.

Appearance

- 6.6. No external alterations are proposed.

Access

- 6.7. Pedestrian access to the property would be from Prince George Street.
- 6.8. On-site parking spaces would be provided at the front of the property as at present.
- 6.9. Storage for bins would be provided in a secure area within the property as at present and cycle racks can be provided if required.

7. Conclusion

- 7.1. It is considered that the proposed use of the property for retail purposes is acceptable, having regard to the character of the area.
- 7.2. The proposal would ensure the retention of this building, while maintaining the vitality and viability of the town centre.
- 7.3. As such it is considered that the proposed development would comply with the relevant policies within the Local Plan and the overarching guidelines within the National Planning Policy Framework.
- 7.4. It is therefore respectfully requested that that planning permission be granted for the proposed development.