

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/18/00046
Site Address:	3 Queens Parade, 121-123 London Road, Waterloooville, PO7 7EB
Development:	Retrospective Change of use from Class A1 (Retail) to Beauty and Nail Salon (Sui Generis)
Case Officer:	Miss H Pitney
Comments by:	Lewis Ford
Date of Comments:	25 th January 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, is also a material consideration.

The following policies are of relevance:

- CS4 - Town, District and Local Centres
- CS6 - Regeneration of the Borough
- CS17 - Concentration and Distribution of Development within the Urban Area
- DM21 – Shopfronts, Signs, Security Shutters and Advertisements
- AL2 - Urban Area Boundaries and Undeveloped Gaps between Settlements
- AL3 – Town, District and Local Centres

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 Waterloooville Town Centre as defined by Policies CS4 and AL3. These policies encourage appropriate town centre development proposals which support small and independent businesses. Moreover, Policy CS4 specifically seeks to promote the vitality and viability of the borough's town, district and local centres.

Waterloooville Town Centre has been identified as an area in need of regeneration in both the Adopted Local Plan (Policy CS6), as well as the Draft Local Plan 2036 (Policy KS2) which is currently out to public consultation (regulation 18). Criterion d) of Policy CS6 states that a focus for Waterloooville Town Centre is an improved public realm and a sustainable mix of uses.

Table 16 (page 56) of the [Havant and Waterloooville Town Centres Study \(October 2017\)](#) indicates that the site (3 Queens Parade) forms part of secondary frontage S2. As such, criterion 4) of Policy AL3 would apply, which states that planning permission will be granted for development proposals that:

‘Retain at least 25% of the units in an unbroken run of secondary frontage as defined on the Policies Map in retail (A1) use’.

As shown in Appendix 4 (page 79) of the Town Centres Study (link above), six of the nine units along this frontage were A1 uses in October 2015. Providing that this remains the case, the loss of this unit from an A1 to a Sui Generis use will not bring the number of A1 units within this frontage below the 25% mark.

In addition, paragraph 2.13 of the Local Plan (Allocations) states that:

“The primary shopping frontage area is defined by the primary frontages, plus those secondary frontages that are connected without a break to primary frontages”.

As there is no break between S2 and the primary frontage P4, the unit is situated within the primary shopping area. The change of use of this unit, to prevent the unit becoming vacant, is supported by criterion 2 of Policy AL3 as it will promote and enhance the primary shopping area.

Moreover, the vacancy rate in Waterlooville Town Centre was 17.95% in October 2017 (this has risen from 10.31% and 14.14% in October 2015 and 2016 respectively). This was much higher than the national and regional town centre vacancy rates of 9.3% and 7.2% respectively. As specified in paragraph 2.15 of the Local Plan (Allocations):

“A large number of empty shops may indicate that a centre is in decline and in need of change to adapt to the future”

Though the number of vacant units in this run of frontage is below 25%, the vacancy rate of Waterlooville Town Centre (which has been above the national and regional average for the last 3 years) could be regarded as a “significant” number of vacant units. As such, it is considered appropriate to allow a change of use from a Land Use Class A1 to a Sui Generis use in order to keep vacant units to a minimum in the primary shopping area.

Marketing:

For proposals on sites involving shops in the primary and secondary retail frontages, a marketing exercise for a minimum of 12 months should normally be conducted. The marketing exercise should be used to meet criterion 1) of Policy DM2 to demonstrate that the premises or land is no longer viable for its authorised use.

Nevertheless, the Planning Policy Team believes that a departure from Policy DM2 may be appropriate, as material consideration should be given to Waterlooville Town Centre’s high vacancy rate as a whole.

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 the pedestrianised section of Waterlooville Town Centre; this policy and SPD will not apply as the town centre is well served by car parks behind Wellington Way, as well as those situated on Curzon Way and Dukes Walk.

Shopfronts and Signs:

Policy DM21 seeks to ensure that new shopfronts and signage are not detrimental to the appearance of the individual building or the street scene. A consideration in the determination of this application should therefore be the design of the shopfront.

As the site is in the primary shopping area (please above), criterion 6) of Policy AL3 and paragraph 2.16 of the Local Plan (Allocations) will also apply.

Flooding:

The site is not located in flood zones 2 and/or 3.

Community Infrastructure Levy:

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

Recommendation:

No objection in principle.