

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/18/00059
Site Address:	260-262 London Road, Waterloooville, PO7 7HG
Development:	Change of use of no.260 from A1 classification (retail units) and no.262 from Sui Generis (Betting Office and Pay Day Loan shops) to A3/A5 Classification (Restaurants and Cafes/Hot food takeaways).
Case Officer:	Mrs E Chisnall
Comments by:	Simon Kennedy
Date of Comments:	27 th April 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 in December 2016, are also a material consideration.

The following policies are of relevance:

- CS4 – Town, District and Local Centres
- CS17 – Concentration and Distribution of Development within the Urban Areas
- DM2 – Protection of Existing Community Facilities and Shops
- DM5 – Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses
- 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 support the development of main town centre uses within the borough's town, district and local centres in order to promote their vitality, viability and footfall. Main town centre uses are defined in Annex 2 on page 53 of the [National Planning Policy Framework \(NPPF\) \(2012\)](#). More specifically, the proposal is supported by criterion 5 of Policy CS4 as it would help to retain an active ground floor frontage.

Policy AL3 identifies the site as a secondary shopping frontage within the town centre. Nevertheless, as stated in the 2017 Havant and Waterloooville Town Centres Study, 2015 figures showed that the proportion of occupied A1 units across all secondary frontages in Waterloooville was 46%, which is well above the 25% threshold in criteria 4 of Policy A3. It is noted that street level vacancies were 13.85% in April 2017 which has risen and remained relatively static between May 2014 and April 2016.

Marketing of the site is required by Policy DM2 which generally states that a marketing period of at least 12 months is required for any shop in a secondary retail frontage. However, when considering the marketing evidence provided and the length of the current vacancy of the units (only one of which was last in A1 use), it is considered that a reduced marketing period of six months may be appropriate.

Policy DM5 sets out criteria for the control of food and drink uses to avoid environmental problems such as fumes, odour and litter. The proposals should demonstrate compliance with Policy DM5 in order to safeguard the amenity of the properties to the rear of the site and that of the tenant(s) living on the first floor of the building. By meeting the requirements of Policy DM5, the provisions of Policies DM10 (Pollution) and DM18 (Protecting New Development from Pollution) would also be met.

Shopfronts and Signs:

The proposed shop front would need to be appropriate in size, scale and design to the character of the building and the street scene. Moreover, the provisions of Policy DM21 would need to be met.

Developer Contributions:

As the application is for a change of use from class A1 and Sui Generis to A3/A5, the development would not be CIL liable and would not have to pay the Solent Recreation Mitigation Partnership (SRMP) contribution. Therefore, Policies CS21 and DM24 would not apply.

Recommendation:

No objection in principle provided the provisions of Policies DM5 and DM21 are met.