

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/17/00209
Site Address:	15 Middle Park Way, Havant, PO9 4AB
Development:	Removal of Conditions 3 (Hours) and 4 (Use) of Planning Permission 92/57502/000 to allow more flexible use within Class D1.
Case Officer:	Mrs T Pickup
Comments by:	Lewis Ford
Date of Comments:	2 nd June 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 and documents are of particular relevance:

- CS17 Concentration and Distribution of Development within the Urban Areas
- DM14 Car and Cycle Parking on Development (excluding residential)
- AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements
- Havant Borough Parking SPD (July 2016)

Principle of Development: The site lies within the urban area as defined by Policies CS17 and AL2 of the Local Plan which seek to concentrate new development within the five urban areas of the borough.

The site is adjacent to the Middle Way Local Centre as defined by Policies CS4 and AL3.

Planning Policy cannot comment on Condition 3 (Hours) but can offer guidance on Condition 4 (Use).

The original permission (planning reference 92/57502/000) was granted for the purpose which falls within the scope of paragraph (a) of class D1 in the Schedule to the Town and Country Planning (Use Classes) Order 1987. Paragraph (a) of class D1 includes medical and health services. This was done to protect the amenities of occupiers of adjoining residential properties.

The proposal is to allow for more flexible use within class D1 (i.e. sections (b) to (h)) for the currently vacant unit.

In this instance, as the proposal is to keep the site within class D1 use, the criteria of Policy DM2 do not apply.

Parking: Policy DM14 and the Havant Borough Parking SPD (July 2016) set out the minimum parking standards for new development in the borough. Please note that the required minimum vehicular and cycle parking varies for D1 uses. The requirements can be found on Table 5 and 6 on pages 14 and 15 respectively of the Havant Borough Parking SPD:

<https://www.havant.gov.uk/sites/default/files/documents/Final%20Parking%20SPD.pdf>

Community Infrastructure Levy: The proposal is not CIL liable and does not have to pay the Solent Recreation Mitigation Partnership (SRMP) contribution. Therefore, Policies CS21 and DM24 do not apply.