

## Planning Application Response of Planning Policy / Urban Design

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|--------------------------|------------------------------------------------------------|
| <b>Application No:</b>   | APP/17/01028                                               |
| <b>Site Address:</b>     | 12 Greywell Road, Havant, PO9 5AL                          |
| <b>Development:</b>      | Change of use from Class A1 to Sui Generis (Tanning Salon) |
| <b>Case Officer:</b>     | Mrs T Pickup                                               |
| <b>Comments by:</b>      | Lewis Ford                                                 |
| <b>Date of Comments:</b> | 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
- 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 which seek to concentrate new development within the five urban areas of the borough. With this, the site falls within the Leigh Park District 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 identified town and district centres. Criterion 2) of Policy CS4 also supports proposals which enhance the evening economy of the designated centres.

As specified in paragraph 3.45 of the Local Plan (Core Strategy);

*Leigh Park District Centre is “a vulnerable centre in need of regeneration with a high vacancy rate, which has become a less attractive place for people to visit and businesses to invest in”.*

The regeneration of the centre needs to improve the quality of commercial uses (along with public realm and highway improvements). Policy CS6 states that planning permission should be granted for development which positively contributes by type of use, design, and its comprehensive approach to the social, economic and/or physical regeneration of the borough. Within this, a particular focus placed on Leigh Park Centre is the need for a sustainable mix of uses (criterion 3a of Policy CS6).

As specified in paragraph 2.13 of the Local Plan (Allocations);

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

With this, the site is located in the secondary frontage within the primary shopping area, as identified in Policy AL3. As such, criterion 4) of Policy AL3 applies. However, the vacancy rate of Leigh Park District Centre is 21.18% as of July 2017 (compared to the UK national vacancy rate of 9.6%; and South East vacancy rate of 7.1%). The applicant has also informed the Council that the site has been unoccupied for almost 2 years. 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”*

and;

*“The exemption clause in Policy AL3 applies to change of use applications in centres where there is a significant number of vacant units”.*

As such, it may be 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. It may, therefore, be more appropriate to allow a non-A1 use to occupy a unit than for the unit to remain vacant.

#### **Marketing:**

For proposals on sites involving shops in the primary and secondary retail frontages, a marketing exercise for a minimum of 12 months should 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;

1. The Leigh Park Centre vacancy rate of 21.18%; and
2. That the site has been vacant for almost 2 years.

#### **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 Leigh Park District Centre; this policy and SPD will not apply as the district centre is well served by car parks off Bishopstoke Road and Tidworth Road.

#### **Flooding:**

The site is not identified as flood zone 2 and/or 3.

#### **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 particular consideration in the determination of this application should therefore be the design of the shopfront.

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

**Community Infrastructure Levy (CIL):**

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.