

PRE- APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/16/00875
Site Address:	Land at Larchwood Avenue
Development:	The erection of a drive-thru restaurant (Use Class A3/A5), car parking, access, servicing, landscaping, engineering works and ancillary works.
Case Officer:	David Eaves
Comments by:	Sarah Hains
Date of Comments:	13 October 2016

Policy Status

The adopted Local Plan (Core Strategy), the Local Plan (Allocations) and the Hants Waste and Minerals Plan provide the development plan for the borough.

Principle of development

The site lies outside the town centre. Policy AL3 of the Havant Borough Local Plan (Allocations) directs main town centre uses to town, district and local centres as shown on the policies map.

Notwithstanding this, there are various considerations in respect of this proposal. The application is supported by a sequential test, which sets out reasons why there are no preferable sites in the town centre. The assessment considers a number of town and edge of centre sites and concludes that while three of these sites are suitable, they are not available. As the sequential test has been carried out and determined that there are no suitable alternatives, it is considered that the proposal complies with the sequential requirements of the NPPF.

The proposal will generate jobs in an area where unemployment is high. Policy CS2 of the Havant Borough Local Plan (Core Strategy) states that planning permission will be granted for development which prioritises the use of previously developed land for the provision of new employment floor space. While the proposal is not specifically for employment purposes, it will help contribute to the wider objectives set out in policy CS2.

The site is located adjacent to an existing McDonalds drive thru restaurant and in an area characterised by retail and industrial uses. It is sited away from residential properties. The McDonalds has already set a precedent for this type of use in this location and amenity issues will be limited given the absence of residential properties nearby.

Community Infrastructure Levy

CIL will not be required, and contributions in relation to the Solent Recreation Mitigation Project (SRMP) do not apply.

Conclusion

While the proposal is contrary to policy AL3 of the HBLP (Core Strategy) it is considered that the other considerations outlined above are sufficient to justify support for the proposal in this location.