

Planning Application Response of Planning Policy

Application No:	APP/16/01303
Address:	Dee's Convenience Store, 41 Creek Road, Hayling Island, PO11 9QZ
Development:	Prior notification for change of use of ground floor from a retail use (class A1/A2) or a mixed retail and residential use to C3 residential use and for associated operational development
Case Officer:	Lewis Oliver
Comments by:	Lewis Ford
Date of Comments:	6 th January 2017

Policy Status: As the application is a prior notification, the Local Plan (Core Strategy) and the Local Plan (Allocations) cannot be considered. Nevertheless, under the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014, the Planning Policy team can comment on the relevant considerations detailed below.

Flooding risk in relation to the building: The building itself is not designated as flood zone 2 or 3, however, Creek Road and thus the access to the building, is designated as flood zone 2.

Loss of A1 use: The building is not located in one of the borough's local centres and it has been noted that the viability of retail in Creek Road has been diminishing. Therefore, it is unlikely that the building would be able to continue to provide associated services.

Recommendation: No objection.