

Planning Application Response of Planning Policy / Urban Design

Application No:	APP-14-00365
Site Address:	Unit 6 Wellington Retail Park, 2 Hambledon Road, Waterloooville, PO7 7FG
Development:	Variation of Condition 2 of Planning Permission 06/54013/009 (Variation of Conditions 16 and 17 of Planning Permission 01/54013/007 to allow for an increase in the floorspace available for unrestricted A1 (Retail) use) to allow the unrestricted use of Unit 6.
Case Officer:	Daphney Haywood
Comments by:	Lucy Howard
Date of Comments:	21 May 2014

Local Plan

It should be noted that the Submission version of the Havant Borough Local Plan (Allocations) was submitted to the Secretary of State for independent examination under Regulation 22 on 20th December 2013. This includes a number of strategic, allocation and development management policies that may be relevant to this proposal. Where relevant these are material considerations to be taken into account in the determination of planning applications by the Borough Council. Here is a link to the emerging plan <http://www.havant.gov.uk/havant-borough-local-plan-allocations/havant-borough-local-plan-allocations-publication-version>

CIL Charging Schedule

On the 20 February 2013, the Council approved that the Havant Borough Community Infrastructure Levy Charging (CIL) Schedule. The Charging Schedule took effect from the 1st August 2013. Therefore, from 1st May applicants will need to take the charging schedule into account when discussing developer contributions. More information is available on the Council's website <http://www.havant.gov.uk/planning-policy-design/community-infrastructure-levy>

Promoting Havant Borough's Economy: The application site is not located in an identified centre as defined by Local Plan (Core Strategy) policy CS4 and saved Local Plan policy TC1. All the town centre boundaries were reviewed as part of the preparation for the Local Plan (Allocations). The boundary of Waterloooville Town Centre was extended to include Wellington Retail Park in all the versions of the emerging Allocations Plan. There were no objections to the inclusion of the retail park in the revised town centre boundary. In summary this is outside the town centre under saved Local Plan policies but within the town centre under emerging Local Plan policies.

Under saved Local Plan policies a sequential test is required for this application under paragraph 24 of the NPPF. Under emerging Local Plan policies the sequential test would not be required. Considerable weight can be given to the revised town centre boundary proposed under policy AL3 and an exception can therefore be made to the adopted policy.

An impact assessment is not required as it is below the threshold of 2,500 square meters set in the NPPF. There is no local threshold set in the Local Plan. The proposal will widen the Borough's retail offer and provide customer choice.

Regeneration: The site is located on the edge of Waterloooville Town Centre, which is defined as an area in need of regeneration in the Local Plan (Core Strategy).

Policy Principle of Development: Approve subject to conditions