

Planning Application Response of Planning Policy

Application No:	APP/15/00083
Site Address:	3rd Floor, Block 100, Langstone Gate, Solent Road, Havant
Development:	Change of use from B1(a) (Business office) to D1 (Non-residential institutions) to accommodate the Blackberry Clinic (health facility).
Case Officer:	H Lealan
Comments by:	L Weaver
Date of Comments:	13 February 2015

Comments

The Local Plan now comprises the Core Strategy (2011) and the Allocations Plan (2014). It should be noted that Saved Policies are no longer relevant.

The proposal is to change the unit from 130 sqm of office space (B1) to 130 sqm of D1 use (Non residential institutions)

Promoting Havant Borough's Economy: Policy CS2.5 Employment of the Local Plan (Core Strategy) is looking to 'Safeguard existing employment sites and allocations that are fit for purpose from development proposals for non-employment uses.'

Ideally the current use of the premises should be maintained as office space and the clinic operated from other more suitable vacant premises within Havant Town Centre.

However the marketing information that has been supplied by the agent advises it has not been possible to let the space to a suitable B1 Tenant for over 2.5 years: 'The site (3rd Floor, Block 100) at Langstone Gate has suffered from vacancy for over 2 ½ years, despite significant marketing efforts to secure Office (B1[a]) tenants. The property has been listed on a number of property advertisements including the Lambert Smith Hampton webpage, the Estates Gazette magazine and the Estates Gazette website, Prime Location, Nova Loca and the Commercial Property Register.

Given that the site has continually failed to secure a sustainable letting, the agents have had to consider widening the type of prospective tenants with whom to negotiate lease terms. On this basis, discussions have been held with The Blackberry Clinic whose operations fall under Use Class D1 (Non-residential institutions).'

Local Plan Core Strategy Policy CS4 (Town, District and Local Centres) and Local Plan (Allocations) Policy AL3.1 (Town, District and Local Centres) of the Allocations Plan seek to permit planning permission for development that will contribute towards the vitality and viability of Havant Town Centre. It can be considered that this proposed change of use will contribute to this aim.

The building already contains a Renal Dialysis Unit which was given planning permission in December 2007 (reference 07/72126/001). One of the conditions of the permission is that it '...shall enure for the benefit of Renal Services PLC only and shall not enure for the benefit of the land and the use hereby permitted shall be discontinued on the date when Renal Services PLC cease(s) to occupy the land'. A similar condition should be applied to this application to allow for return of the premises to B1 use if they are vacated by the Blackberry Clinic.

Other: Other policies will also be relevant in determining more general matters associated with the proposal. Further advice from Planning Policy can be sought if required.

Policy Principle of Development: Approve