

Planning Application Response of Planning Policy

Application No:	APP/15/00157
Site Address:	Rear of 37 Park Parade, Havant
Development:	Change of use of part of ground floor from storage (use class B8) to Retail (use class A1).
Case Officer:	Mrs T Pickup
Comments by:	Gavin Stonham
Date of Comments:	11 th March 2015

Comments:

The Local Plan is now comprised of the Havant Borough Core Strategy (2011) and the recently adopted Allocations Plan (2014). It should be noted that Saved Policies are no longer relevant.

This proposal would provide 102 sq. m. of retail floor space within a new craft shop in a unit previously used for storage space (Use class B8).

The site adjoins Park Parade and Tidworth Road at the furthest westernmost edge of the pedestrianised shopping parade. It does not form part of a primary or secondary shopping frontage so paragraphs 2-6 of policy AL3 of the Local Plan (Allocations) are not relevant. The main and delivery entrances to the proposed unit within the existing building would be directly from Tidworth Road.

Promoting Havant Borough's Economy:

The application site is located within Leigh Park district centre. Policy CS4 (2,5 and 5) of the Core Strategy (Town, District and Local Centres) are supportive of proposals for mixed-use development in designated centres that retain active ground floor frontages, enhance the evening economy of district centres and support small and independent businesses. A new retail unit at this location would fulfil all of these criteria. If the shop were open for business between 8am to 8pm then it would provide an active use in the early evenings as well as the daytime, which could benefit the area in terms of its perceived safety.

The adjacent unit in Tidworth Road (previously used for storage) which also adjoins the commercial units within 37 Park Parade has recently been converted into the Leigh Fitness gymnasium which opened in January 2015. A new craft shop would not be out of place next door to this although as an A1 use it may not receive as much footfall located behind the main shopping parade as if it were located within the parade itself.

Policy CS17 (Concentration and Distribution of Development within the Urban Areas) aims to concentrate new leisure and other types of development in Leigh Park as one of the borough's five urban areas. The proposal would utilise previously developed land and buildings (CS17 criteria 2) and provide employment (CS17 criteria 3).

Policy AL3 (1) of the emerging Plan (Town, District and Local Centres) supports proposals that provide main town centre uses in district centres, and thus contribute to their vitality and viability. Retail units are considered to be a main town centre use in this context with reference to the National Planning Policy Framework's definition.

The site of 37 Park Parade falls within the boundary of a mixed use site allocation under policy LP3 of the Local Plan (Allocations) (site L138). This policy allocates site L138 for a

mix of 62 dwellings and main town centre uses. A retail unit, which is a main town centre use, therefore seems appropriate for this location.

At the time of the most recent survey of use classes in Park Parade (11th March 2015) the four commercial units within No. 37 were all occupied apart from one unit. There remains a high proportion of vacancies in the shopping centre (nine out of 37 units), which provides further justification in my view to allow conversion of part of the ground floor of No. 37 into an active retail use.

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.

Principle of Development:

Support.