

Planning Application Response of Planning Policy / Urban Design

Application No:	APP-13-003337
Site Address:	68 West Street, Havant
Development:	Change of use from health and beauty shop to tea room
Case Officer:	Heather Lealan
Comments by:	Lucy Howard
Date of Comments:	14 June 2013

Local Plan

It should be noted that the Draft Havant Borough Local Plan (Allocations) was published for public consultation under Regulation 18 on 3rd December 2012. This includes a number of draft 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 draft plan <http://www.havant.gov.uk/planning-policy-design/draft-havant-borough-local-plan-allocations>

CIL Charging Schedule

On the 20 February 2013, the Council approved that the Havant Borough Community Infrastructure Levy Charging (CIL) Schedule. The Charging Schedule will take 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 site is located in Havant Town Centre as defined by Local Plan (Core Strategy) policy CS4 and saved Local Plan policy TC1. Both the existing and proposed uses are defined as town centre uses in the NPPF. However, the proposal will involve a change from A1 to A3. The site is designated as secondary frontage under saved Local Plan policy TC6. This requires 40% of units in secondary frontage to be in A1 usage. It should be noted that the town centre boundaries and frontages were revised in the Draft Local Plan (Allocations). The site remained within the town centre boundary and the secondary frontage designation was removed. It is necessary to do a concentration test to check whether this proposal would result in the line of unbroken frontage falling below 40% A1 usage in line with TC6. If this were the case it would be necessary to consider draft policy AL2 which does not designate it as secondary frontage. The proposed use would contribute to the vitality and viability of Havant Town Centre albeit a small loss of A1 retail in an area outside the emerging primary shopping area.

Policy Principle of Development: Approve