

Planning Policy Response

Application No:	APP/15/00732
Site Address:	Dunsbury Hill Farm, Waterloooville
Development:	Variation of Condition B6 of Planning Permission APP/12/00338 to change the maximum B8 floorspace from 12,356 square metres (20%) to 18,534 square metres (30%).
Case Officer:	Mrs D Haywood
Comments by:	Sarah Hains
Date of Comments:	16 th July 2015

Policy Status

The Local Plan (Allocations) has now been adopted by the Council. The adopted Local Plan (Core Strategy) and the Local Plan (Allocations) provide the development plan for the Borough.

Local Plan

Dunsbury Hill Farm is allocated as a strategic site at policy CS18 of the Havant Borough Core Strategy. The policy states that no more than 20% of the floorspace should be for B8 storage and distribution. Both the core strategy and allocations plan are supportive of development which maximises employment opportunities.

Proposal

The application seeks a variation to allow a maximum of 30% B8 floorspace. The proposal is made to reflect the requirements of a potential user, which if successful, it is argued will act as a catalyst for further occupation on the site.

So far, there are no businesses located on the site and it is agreed that an initial occupier would be a positive statement, hopefully creating interest from other businesses. On the basis that it is an increase of only 10% and that it should encourage further investment on the site, there is no policy objection to the proposal.

Parking

Parking should be provided in accordance with the adopted non-residential parking standards.

Community Infrastructure Levy

The Havant Borough CIL Charging Schedule sets out a zero rate for this type of development. Therefore, no CIL will be payable.