

Planning Application Response of Planning Policy / Urban Design

Application No:	APP-13-01066
Site Address:	The White Hart PH
Development:	Change of use from Public House (Use Class A4) to Amusement Centre (sui generis) and Bingo Hall (Use Class D2).
Case Officer:	David Eaves
Comments by:	Lucy Howard
Date of Comments:	18 November 2013

Local Plan

It should be noted that the Publication version of the Havant Borough Local Plan (Allocations) was published for public consultation under Regulation 19 on 11th October 2013. 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 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. 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 located within Havant Town Centre according to adopted Core Strategy policy CS4, saved Local Plan policy TC1 and emerging Allocations Plan policy AL3. Both the existing and proposed uses are main town centre uses as defined by the NPPF and therefore contribute to the vitality and viability of Havant Town Centre in line with the aforementioned Local Plan policies.

It is also necessary to consider policies CS1 and DM2 on the protection of existing community facilities. Both the existing and proposed uses could be considered to be forms of community facilities as they both provide a beneficial facility for the local community. It is not therefore necessary to apply the detailed marketing requirements to this application.

The application site forms part of site H22 which is identified for mixed use redevelopment in the emerging Allocations Plan. As this application involves the re-provision of existing community facilities it complies with the site specific development requirements set out in emerging policy HB2.

Caring for our Borough: The application site is located on the historic crossroads of North, South, East and West Streets in the heart of St Faith's Conservation Area. The application therefore needs to comply with Core Strategy policy CS11. The Conservation Officer will be able to advise further on the suitability of the scheme.

Policy Principle of Development: Approve

