

PLANNING APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/14/00805
Site Address:	Unit 3, Phase 1 Dunsbury Business Park Development, Fulflood Road, Havant
Development:	Change of use from Class B1 to Class D2 for aerial fitness classes
Case Officer:	Daphney Haywood
Comments by:	Richard Nash
Date of Comments:	10 September 2014

POLICY STATUS:

You will be aware that the Local Plan (Allocations) has now been adopted by the Council. In conjunction with the adopted Core Strategy, the Local Plan (Allocations) provides the development plan for the Borough.

I note that the site apparently shares an access with land south of Fulflood Road, which is allocated for mixed use development under Policies LP3 and BD65 of the Local Plan (Allocations). I would not anticipate that a straightforward change of use of this existing building would compromise delivery of the allocated site.

PROMOTING HAVANT BOROUGH'S ECONOMY:

The proposed use of the building would provide a community facility of a type that should be encouraged in appropriate locations. However, the current proposal would result in the loss of Employment floor space. Core Strategy Policy DM3 seeks to prevent the loss of viable Employment sites and is explicit in terms of the type and amount of marketing that should be carried out to demonstrate their ongoing viability status.

In this case information has been provided, and it would appear that the site has been marketed for a lengthy period without success. This appears credible, but the information submitted is somewhat lacking in sufficient detail to satisfy the relevant policy criteria.

It is stated that 'the property advertisement was also emailed to our clients who may have been interested', 'the property had several viewings' and 'the reasons for the property not being appropriate varied'. My view is that without further information on the nature of the clients contacted and property viewers, and the reasons for their not pursuing their interest in the property, the Council is not in a position to judge whether the policy criteria has been met.

Principle of development:

More Information Required.