

Planning Application Response of Planning Policy / Urban Design

Application No:	APP-13-01233
Site Address:	Wellington Retail Park, 2 Hambledon Road, Waterloooville
Development:	Change of use of land from car park to site of portacabin for the operation of a 'Cash for Clothes' business.
Case Officer:	Richard Nash
Comments by:	Lucy Howard
Date of Comments:	16 January 2014

Local Plan

It should be noted that the Submission version of the Havant Borough Local Plan (Allocations) was submitted to the Secretary of State for independent examination under Regulation 22 on 20th December 2013. This includes a number of 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. 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 application site is not located in an identified centre as defined by Local Plan (Core Strategy) policy CS4 and saved Local Plan policy TC1. All the town centre boundaries were reviewed as part of the preparation for the Local Plan (Allocations). The boundary of Waterloooville Town Centre was extended to include Wellington Retail Park in all the versions of the emerging Allocations Plan. In summary this is outside the town centre under saved Local Plan policies but within the town centre under emerging Local Plan policies.

The proposed business is not a main town centre use as defined by the NPPF. As the development would provide jobs and generate income it can be defined as a form of economic development. It is difficult to define its use class, but due to its mixture of providing services, selling to its clients and storing goods its is likely to be a sui generis use.

The key question is whether the proposal would promote and protect the vitality and viability of Waterloooville Town Centre. On the positive side it will provide jobs and possibly attract people into the retail park. On the negative side it may cause parking problems and problems with fly tipping and rubbish. If this application were to be approved it may be sensible to condition it for a time limited period and for a named occupier.

Policy Principle of Development: Approve subject to conditions

