

Planning Application Response of Planning Policy / Urban Design

Application No:	APP-13-01233
Site Address:	5-9 Wellington Retail Park, 2 Hambledon Road, Waterloooville
Development:	Relaxation of conditions
Case Officer:	Richard Nash
Comments by:	Lucy Howard
Date of Comments:	08 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 original condition was put in place to protect the vitality and viability of Waterloooville Town Centre by making sure that Wellington Retail Park provided warehouse retailing that did not compete with the traditional town centre offer.

The relaxation of the condition would enable a greater mixture of town centre uses within the expanding town centre and thus promote its vitality and viability. This in turn will help to promote Havant Borough's economy.

Policy Principle of Development: Approve