

Planning Application Response of Planning Policy / Urban Design

Application No:	APP-13-01281
Site Address:	11 Warfield Avenue, Waterlooville, PO7 7JN
Development:	Proposed partial change of use from B1 (business) to D1 (medical).
Case Officer:	Aaron Wright
Comments by:	Lucy Howard
Date of Comments:	14 February 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: Both the existing and proposed uses are forms of economic development as they provide jobs and an economic output. The proposal will allow the continued use of the building for commercial purposes and will thus contribute albeit in a minor way to promoting Havant Borough's Economy in line with the Corporate Strategy and the Local Plan.

Policies CS2 and DM3 of the Local Plan (Core Strategy) protect employment premises that are fit for purpose. A strict interpretation of policy would require marketing evidence for the empty office. However, an exception to policy can be made as the change of use is only for one room within a building, the proposed use is commercial although not a B use and the general Government drive for flexibility for changes of use so that unused buildings do not remain vacant for long periods.

Offices are a main town centre use but medical services are not as defined by the NPPF. The application site is located in Waterlooville Town 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 Waterlooville Town Centre was amended to exclude this largely residential area. In summary this is inside the town centre under saved Local Plan policies but outside the town centre under emerging Local Plan policies.

Policy Principle of Development: Approve

