

Planning Application Response of Planning Policy

Application No:	APP/12/00734
Site Address:	12 West Street, Emsworth
Development:	Change of use from A2 (Financial and Professional Services) to C3 (Residential)
Case Officer:	Daphney Haywood
Comments by:	Patrick Griffin
Date of Comments:	15 August 2012

Comments: The proposed development site is located within the Emsworth District Centre but is outside of the primary and secondary frontages. It should accord with Core Strategy Policies CS4 and DM2 and saved Local Plan policy TC1. A review is currently underway of all the boundaries in the borough's town, district and local centres. A document recently closed after consultation and the responses to this will feed into the Allocations Plan. Here is a link to the document <http://www.havant.gov.uk/havant-12049>. Following a thorough review of these boundaries, the development site remains within the District Centre but outside of the primary and secondary frontages.

Permitting a change of use from A2 (Financial and Professional Services) to C3 (Residential) would result in a loss of a main town centre use and would therefore be contrary to policy outlined in the Havant Borough Core Strategy unless criteria set out in Policy DM2 are met. Policy DM2 states that a robust marketing period of 12 months is required before an existing community facility or shop use within the primary or secondary retail frontage can be changed to a non community use. However, because of the sites location outside of the primary and secondary frontages a reduced marketing period of six months is considered more appropriate to prove that the current use is no longer viable.

The proposed development site has been marketed for a period of 7 months and the applicant has clearly demonstrated a robust marketing strategy providing sufficient information to satisfy the requirements of measures set out in Policy DM2. Therefore we have no objection in principle to the proposal.

Policy Principle of Development: Approve