

Planning Application Response of Planning Policy

Application No:	APP/13/00214
Site Address:	Unit 6, Wellington Retail Park, Waterloooville
Development:	Variation of condition
Case Officer:	Aaron Wright
Comments by:	Lucy Howard
Date of Comments:	10 April 2013

It should be noted that the Draft Havant Borough Local Plan (Allocations) was published for public consultation under Regulation 18 in December 2012. This includes a number of draft strategic, allocation and development management policies that may be relevant to this proposal. Where relevant these are material considerations that may be taken into account in the determination of planning applications by the Borough Council.

Comments:

Promoting Havant Borough's Economy: The application site is located outside Waterloooville Town Centre as defined by Local Plan (Core Strategy) policy CS4 and saved Local Plan policy TC1. The site can be defined as edge of centre in accordance with the NPPF as it is located 180 metres from the primary shopping area as defined by saved Local Plan policies TC6 and TC7. However, it should be noted that Maurepas Way does form a major barrier to accessibility between this site and the traditional town centre.

The town centre boundaries and frontages were revised in the Draft Local Plan (Allocations). The site was included in the revised town centre boundary and designated as primary frontage and therefore within the primary shopping area.

A sequential test is required for this application under paragraph 24 of the NPPF. This has been set out by the applicant in the Retail Assessment submitted as part of the application. This assesses all the vacant units in Waterloooville Town Centre and all the potential sites in the town centre identified in appendix E. The application satisfies the sequential test in line with the NPPF.

An impact assessment is not required as it is below the threshold of 2,500 square metres set in the NPPF. There is no local threshold set in the Local Plan.

The proposal will bring a large retail unit back into active usage and create approximately 40 jobs. Although the site is not currently in the town centre its inclusion both within the revised boundary and primary shopping area is a material consideration to be taken into account. The proposal will widen the Borough's retail offer and provide customer choice.

Regeneration: The site is located on there edge of Waterloooville Town Centre, which is defined as an area in need of regeneration in the Local Plan (Core Strategy). The proposal will bring a vacant building back into active commercial usage.

Policy Principle of Development: Approve

