

Planning Application Response of Planning Policy

Application No:	APP/26/00497
Address:	5 West Street, Havant, PO9 1EJ
Development:	Change of Use from Use Class E to Sui Generis for use as a Public House (Pub/Tavern)
Case Officer:	SD
Comments by:	IE
Date of Comments:	13 August 2026

Development Plan

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the [Hampshire Minerals and Waste Plan](#), provide the development plan for the Borough.

Emerging Development Plan and updated Evidence Base

The [Publication \(Reg19\) Local Plan](#) is currently subject to public consultation until 5pm on 9 September 2026. The Plan can only be afforded limited weight at this stage.

Principle of development

The site lies within the built-up urban area as defined by Policies CS17 and AL2 of the Adopted Local Plan. As such, there is a presumption in favour of sustainable development, subject to other material considerations.

Town Centre and Loss of Local Shop

The site is located within Havant Town Centre within the primary frontage as defined by Policies CS4 and AL3.

Policy CS4 (Town, District and Local Centres) supports development proposals that would enhance the evening economy of the town and district centres and encourages small and independent businesses. Additionally, referring to the NPPF (Annex 2: Glossary), it is stated that bars and pubs are considered main town centre uses.

In addition, policy DM2 (Protection of Existing Community Facilities and Shops) of the (Core Strategy) protects the loss of community facilities and local shops. Policy DM2 refers to shops located within the primary and secondary frontages of centres identified in policy CS4 as well as small local shops located outside these centres that meet everyday shopping needs. Where development proposes the change of use or loss of premises last used as community services and facilities, including local shops, will only be permitted where both of the following criteria can be met:

1. *It has been demonstrated, through an active marketing exercise that the premises are no longer viable for their authorised use or any other beneficial use for the community; and*
2. *The shop is no longer required for community use or that there is an easily existing or new accessible alternative facility for the community it is intended to serve.*

As the site is last in retail use (Class E), located within Havant Town Centre, a defined town centre, and within primary frontage, the marketing process needs to cover a period of at least twelve months. In the absence of any marketing information to demonstrate this, a policy objection would arise in the context of Policy DM2.

Pollution

It is acknowledged that the proposed use has the potential to create noise, pollution and disturbance, considering the food and drink use. The impacts of the proposed use should be assessed against policies DM10 (Pollution). DM5 (Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses) also applies as Public Houses formerly fall under A4 use (now classified as Sui Generis), particularly criterion (6) requiring developments to avoid causing unacceptable disturbance to the occupiers of nearby residential property at times when activity in the immediate vicinity would otherwise be at a relatively quiet level. Comments from Environmental Health should be sought as part of the assessment.

Parking

DM14 (Car and Cycle Parking on Development (excluding residential)) states that development will only be permitted where it provides parking for cars, motorcycles and cycles in accordance with the relevant standards. Such parking must be appropriately located in relation to the development and be practical for its intended use. The applicant will need to demonstrate that the application is in line with Policy DM14 and the parking standards within the Council's Parking SPD.

Heritage

The site is located within St Faith's Conservation Area. In line with Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough), the design and appearance of the proposal should conserve or enhance the conservation area and not result in any harm to its character and setting. The applicant also needs to demonstrate compliance with DM20 (Historic Assets) through a proportionate Heritage Statement.

Design

The proposed development involves the conversion of a commercial unit (Class E) to a public house and mead tavern (Sui Generis). The design of the proposal should have regard to the amenity of nearby and future occupiers in line with CS16 (High Quality Design) and should accord with the standards set out in the Council's Design Guide SPD.

Conclusion

In conclusion, in the absence of any further information relating to the loss of the local shop, there would be a policy objection in the context of Policy DM2.

The scheme would also be subject to other detailed matters. It is also recommended that the applicant addresses heritage, amenity and parking provision in the context of policies DM20, DM10 and DM14 of the Core Strategy.