

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:	14 September 2026

Planning Policy previously provided comments on 13 August 2026 on this application with reference to the National Planning Policy Framework (December 2024). Further to the publication of the new NPPF on the 17 August 2026, the following policy comments would supersede the previous ones.

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

Public consultation on the [Publication \(Reg19\) Local Plan](#) concluded 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, and so Policy S4 (1) of the 2026 NPPF applies. The NPPF Policies S3 (Presumption in favour of sustainable development) and S4 (Principle of development within settlements) establish that proposals within settlements should be approved unless the benefits would be substantially outweighed by adverse effects.

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.

The previous objection arose from Policy DM2 (Protection of Existing Community Facilities and Shops), as no marketing exercise had been undertaken for the existing retail use. Although DM2 remains a relevant development plan policy, it is considered that the revised NPPF (August 2026) is now a material consideration.

NPPF Policy TC2 (Development in town centres) additionally requires substantial weight to be given to the benefits of supporting town-centre vitality and viability, including through diversification of uses. NPPF Policy HC6 (Retention of key community facilities and public service infrastructure) identifies both local shops and

public houses as key community facilities. NPPF HC6 provides alternative routes by which the loss of such a facility may be acceptable, including where the decision-maker is satisfied that there is sufficient alternative provision of the type of use concerned in the local area so that its loss would not diminish access to key community facilities in accordance with Policy HC6(1)(c). It is also noted that the proposal would introduce another use expressly recognised by the NPPF as a community facility and main town centre use.

DM2 requires both a marketing exercise and the community-facility test to be satisfied, which is inconsistent with the approach now established by HC6¹ which indicates that either a marketing exercise should be undertaken in accordance with HC6(1)(a) or there is sufficient alternative provision as set out above in line with Policy HC6(1)(c). In this particular town-centre context where there are a number of alternative retail units, the absence of a marketing exercise is therefore not considered sufficient, on its own, to sustain a policy objection.

It is also noted that Environmental Health raises no objection, the site is in a highly accessible and sustainable town-centre location, and the existing frontage is to be retained. Subject to other detailed matters regarding the requirements of the Development Plan being fulfilled including Policies DM5 (Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses), DM10 (amenity and pollution), DM14 (parking), CS11 and DM20 (heritage), and the frontage requirements of AL3, Planning Policy raises no objection in principle to the proposed change of use, subject to other material considerations.

¹ Annex A of the NPPF Paragraph 2 indicates that development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight.