

**Application Response of Planning Policy
(follow up to initial comments)**

Application No:	APP/23/00187
Site Address:	Unit 1, Victoria Road and 234 London Road, Waterlooville, PO7 7ET
Development:	Outline application for construction of 13No. one bedroom and 16No. two bedroom apartments (total 29), following demolition of existing bungalow and commercial property.
Case Officer:	LR
Comments by:	JB
Date of Comments:	22 May 2023

NB – comments were previously provided on 30 March 2023. Follow up comments to additional submissions by the applicant are offered below.

The applicant has submitted documents entitled

- Loss of Commercial Units
- Quality Standards Checklist

Both added to the file on 25 April 2023

The 'Loss of Commercial Units' notes seeks to justify a departure from policy DM3. However, the applicant's reasoning appears to focus on short term management and maintenance of the buildings should they become vacant, rather than addressing the long term loss. The applicant does state that 'the current uses would be better served within a dedicated commercial environment', but provides no evidence of this claim. I do not consider that the statement addresses the requirements of the policy.

The applicant has submitted a Development Quality Standards Checklist in fulfilment of Decision Making Principle 5 of the Council's Housing Delivery Position Statement. While limited information is provided within the form, it does demonstrate that the applicant has engaged with the matters covered. Overall, I consider that the information provided satisfies Decision Making Principles 5.

As noted in previous comments, many of the development quality matters overlap with considerations in the adopted plan, including those in policy CS9 'Housing', including key consideration for this scheme of density, affordable housing and dwelling mix. Comments have previously been provided on these.