

Planning Policy Comments

Application No	APP/19/00922
Address	175-177 London Road, Waterloooville, PO7 7RJ
Development	Demolition of existing single storey building; construction of 2No. three bed semi-detached dwellings and 2No. semi-detached bungalows (1No. two bed and 1No. one bed); retention of existing property at 177 London Road; with associated access, parking and landscaping.
Case Officer	Lewis Oliver
Comments By	Gill Glover
Date of Comments	24 October 2019

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the Hampshire Minerals and Waste Plan form the development plan for the borough. The [Pre-submission Havant Borough Local Plan 2036](#) (HBLP 2036) was approved by the Council on 30 January 2019 and can be afforded limited weight.

The planning officer's response under GEN/19/00321 covers the main principles of development and indicates the relevant policies which would apply to this application. Therefore, my comments will focus on the loss of an employment site.

The above development proposes the demolition of an employment site. Under policy DM3 (Protection of Existing Employment and Tourism Sites) of the adopted local plan. Criterion 1) of the policy states that only if another type of economic development cannot be found which would provide a similar quality and quantity of employment opportunity, then other uses (such as residential) will be considered. No information has been submitted to suggest that economic development has been duly considered. In order to satisfy this policy a marketing process of a minimum of 12 months covering points i) – v) would be required.

Under policy C1 (Protection of existing employment sites) of the emerging Havant Borough Local Plan 2036 the redevelopment of an employment site outside of the established employment areas but within the settlement boundary to a non-employment use will only be permitted where criterion a) is met. Criterion a) states that a non-employment use will only be permitted where 'there are available and suitable alternative premises within a reasonable distance of the employment site which enable the occupier(s) to relocate.

Conclusion

The application has not provided sufficient evidence to show that economic development has been duly considered, therefore there is an objection based on the loss of the employment site.