

Planning Application Response of Planning Policy

Application No:	APP/18/00733 and APP/18/00735
Address:	260-262 London Road, Waterloooville
Development:	Prior notification for change of use from retail use (Class A1/ A2) or a mixed retail and residential use to C3 residential use for 2 or 3No. dwellings
Case Officer:	Emma Chisnall
Comments by:	Jacqueline Boulter
Date of Comments:	30 August 2018

Policy Status: As the application is a prior notification, the Local Plan (Core Strategy) and the Local Plan (Allocations) as a whole cannot be considered. Nevertheless, under the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014, the following matters are specific considerations in relation to prior notifications regarding changes of use from retail to residential use:

- (i) transport and highways impacts of the development,
- (ii) contamination risks in relation to the building,
- (iii) flooding risks in relation to the building, and
- (iv) whether it is undesirable for the building to change to a use falling within Class C3 because of the impact of the change of use
 - aa) on adequate provision of services of the sort that may be provided by a building falling within Class A1 or, as the case may be, A2 but only where there is a reasonable prospect of the building being used to provide such services, or
 - bb) where the building is located in a key shopping area, on the sustainability of that shopping area.

These comments address points (iii) and (iv)(bb) above.

Flooding risk: The site lies in Flood Zone 1. There is no objection to the proposal based on flood risk.

The Sustainability of the Shopping Centre: The proposal site lies in the secondary frontage of Waterloooville Town Centre. While it is acknowledged that the site is in the secondary frontage as defined in policy

It is the council's aim to promote the vitality and viability of the town centres. Waterloooville Town Centre specifically has been identified as an area in need of regeneration in both the Adopted Local Plan (Policy CS6), as well as the Draft Local Plan 2036 (Policy KS2), including through promoting a sustainable mix of uses. It is accepted that this can include residential uses, particularly in the southern section of London Road. On this basis, no objection is raised to this proposal.

Recommendation: No objection.