Planning Application Response of Planning Policy

Application No:	APP/12/00100
Site Address:	Raeburn House, Waterlooville
Development:	Conversion of offices to flats
Case Officer:	Daphney Haywood
Comments by:	Lucy Howard
Date of Comments:	22 February 2012

Comments:

Promoting Havant Borough's Economy: The application would result in the loss of existing office floorspace. Policy CS2 of the Core Strategy safeguards all employment floorspace that is fit for purpose. In order to demonstrate that these offices are not fit for purpose it is necessary to provide details of a robust and transparent marketing campaign in line with policy DM3. This has been provided in a supplementary letter and meets the requirements set out in DM3. It is also relevant to note that the site was assessed as an existing employment site (BD58) in the 2010 Employment Land Review. It was assessed as 'poor' and was the lowest scoring existing employment site in the Borough.

Raeburn House is located in Waterlooville Town Centre. Fabric Warehouse is located on the ground floor of Raeburn House, is designated as secondary frontage and acts as an anchor store for the northern section of the town centre. The shop is outside the red line for this application and it is essential that this redevelopment does not compromise the day to day operations of the shop. I am particularly concerned about the servicing and parking for the shop to the rear. Any permission should make an effective use of conditions in line with policy EC19 of PPS4.

Policy CS4 of the Core Strategy encourages high quality, mixed-use developments in town centres that retain active ground floor frontages. It is particularly important that this application meets this policy requirement as Raeburn House is a prominent building, which in its current neglected appearance does not form a positive gateway to Waterlooville Town Centre.

Housing: The redevelopment will contribute to achieving a net total of 6,300 new dwellings in the Borough between 2006 and 2026 in line with policy CS9 of the Core Strategy.

Criterion 2 of policy CS9 on affordable housing is relevant to this application. It will be necessary to provide 30-40% on-site affordable housing or an equivalent suitable contribution.

Caring for our Borough: The new homes will need to meet Level 3 in the Code for Sustainable Homes in line with policy CS14 on the efficient use of resources.

Policy Principle of Development: Approve