

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/12/01243
Site Address:	Dukes Meadow, Waterloooville (Phases 2, 3 & 4)
Development:	Erection of 21 residential units & 6 retail units within Phase 2 (7 Residential, 7 Live/Work, 6 Retail previously approved). Erection of 17 residential units within Phases 3-4 (17 Live/Work units previously approved). (Alternative to existing approvals.)
Case Officer:	Sally Smith
Comments by:	Gareth Williams
Date of Comments:	3 January 2013

The Havant Borough Draft Local Plan (Allocations) was published for public consultation on 9th November 2012 www.havant.gov.uk/havant-12610. This includes a number of draft strategic, allocation and development management policies that may be relevant to this proposal. Where relevant, these are material considerations in the determination of planning applications.

Promoting Havant Borough's Economy: Local Plan (Core Strategy) Policy CS2.5 seeks to *"safeguard existing employment sites and allocations that are fit for purpose from development proposals for non-employment uses."* It is questionable, however, whether the approved live/work (LW) units can reasonably be considered as 'existing employment' uses. The consent for them has not been implemented and their employment potential is very limited. The whole concept of LW units is now rather outdated given current communications technology that supports homeworking. It should be noted also that the Economic Development Officer has no objection to the proposal.

Housing: The small increase in the net number of new dwellings will contribute to the overall housing target for the Borough (Policy CS9), but is not a significant factor in the consideration of the proposal.

Recommendation: Permission.