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Our Ref: GEN/16/00679
Direct Line: (023) 9244 6509
Ask For: Mrs H Lealan
Email: planning.development@havant.gov.uk

30 June 2016

Site Location: 108-110 Elm Grove, Hayling Island, PO11 9EN

Re: Demolition of retail unit and associated outbuildings and redevelopment to form 39 No. sheltered apartments for the elderly including communal facilities, access, car parking, landscaping and substation. In addition, provision of 1 No. retail unit with flat above and associated car parking and landscaping.

Dear Mr Carter

I have now had the opportunity to consider the revised plans and discuss the schemes with the relevant HBC consultees.

Landscape and general amenity

I consider that statement A, proposing a single shared access with a well defined pedestrian route, demonstrates a more efficient use of space and is deemed beneficial for highway safety as well as natural site surveillance / security.

I welcome the opportunity for soft/ amenity landscape created by more efficient use of space/ adjusted placement of the proposed apartments, which will offer a more attractive setting both on approach from Elm Grove and for any future occupiers. Furthermore, the proposed built-form frontage along Elm Grove within Statement A is more consistent with the existing street-scene context.

The bin provision to the rear of the proposed retail unit is also a welcome amendment within statement A . I presume that the substation is being moved to the rear of the proposed retail unit and that this is the small unit as shown on plan.

However, the red line should extend to enclose the shared access and new parking provision for the existing retail unit, as the quality of this shared access will require upgrading and the parking spaces identified.

Parking

With regard to the proposed parking provision, the two schemes A and B are identical in that they both provide 18 spaces for 39 apartments which is a parking ratio of 0.46 parking spaces per residential property. This satisfies the parking guidance for the retirement apartments given by the Planning Inspector in his appeal comments for the previous application.

The parking provision as shown on statement A is acceptable for the retail unit and flats but has not be fully worked up on the statement B plan; the proposed spaces adjacent to the

existing retail unit have been omitted.

Servicing

Statement B has combined access servicing for the new retail unit, flats above and retirement home and the existing retail unit uses its existing servicing. Vehicles servicing the retirement home would need to reverse to use hammerhead within the shop service area. "Policing" of the hatched turning area will be required to stop indiscriminate parking blocking its use.

Whereas the servicing layout for statement A would appear to be more legible. Please provide tracking to demonstrate the acceptability of this layout within a revised application.

Again, statement A utilises land outside the red line and it would be expected that this area would be enhanced with regards surface material as part of the scheme and should therefore be shown within the redline of the site.

Pedestrian/cycle and disabled access

Both schemes show a separate "pedestrian" access from the retirement apartments to Elm Grove. I suggest that this should be 3 metres wide to cater for disabled buggies.

I hope that you find this response of assistance when developing the scheme for resubmission. If you wish to discuss any of the issues that I have raised, please contact me on my direct line.

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

This advice also only relates to planning matters, and does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.

Yours sincerely

Mrs H Lealan
Planner
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