

Planning Application Response of Planning Policy

Application No:	APP/17/01139
Address:	82A Jubilee Road, Waterloooville
Development:	Proposed removal of existing commercial buildings and construction of 3no. detached 2 bed houses
Case Officer:	Lewis Oliver
Comments by:	Laura Cornborough
Date of Comments:	14 th November 2017

Policy Status: The Local Plan (Core Strategy) and the Local Plan (Allocations), together with the Hampshire Minerals and Waste Plan provide the development plan for the borough. In addition, the Local Plan Housing Statement (LPHS) and its guiding principles, adopted December 2016, is also a material consideration.

Principle of Development: The site lies within the urban area as defined by Policies CS17 and AL2 of the Local Plan which seek to concentrate new development within the five urban areas of the borough.

The proposed development would result in the loss 271 square metres of B1 (c) light industrial floorspace. Marketing has been carried out in the past with no commercial interest expressed. This was accepted and the principal of residential development established through a previous planning application (APP/15/00408). Therefore it is considered that the proposal complies with Policy DM3.

Parking: Policy DM13 and the Havant Borough Parking SPD (July 2016) set out the parking standards for new development in the borough. The application proposes 6 car parking spaces in total which meets the requirement set out in the SPD.

Developer Contributions: Havant Borough Council has an adopted CIL Charging Schedule which is applied to new residential development in the borough in addition to the requirements of Policy CS21. The Solent Recreation Mitigation Partnership (SRMP) contribution will also be payable in accordance with Policy DM24.

Recommendation: No objection in principle.