

Planning Application Response of Planning Policy

Application No:	APP/15/00896
Address:	Land at 38-44 London Road, Purbrook, Waterlooville
Development:	Demolition of existing buildings and redevelopment to form 43no. retirement apartments for older persons including communal facilities, associated landscaping and 2no. commercial/retail units.
Case Officer:	Rachael McMurray
Comments by:	Laura Cornborough
Date of Comments:	27 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 proposal lies within the urban area and is consistent with policy CS17 which seeks to concentrate new housing within the five urban areas, including Waterlooville. The policy also prioritises the use of previously developed land. The principle of development is therefore acceptable.

Promoting Havant Borough's Economy

This principal of the loss of the employment land is established by appeal decision W/16/3145929.

Housing

The proposal supports the aims and objectives of the Havant Borough Local Plan, which seek to provide an additional 6,300 homes in the borough. The proposal also supports the aims of policy CS9.6 to provide for an ageing population in sustainable locations. Policy DM7 which relates to elderly and specialist housing provision is also applicable. Furthermore the development of this site is supported by Guiding Principle 3 of the Local Plan Housing Statement which supports the redevelopment of brownfield sites.

Policy CS9(2) requires the provision of affordable housing. At 30% this would equate to 12.9 dwellings. A financial contribution in lieu of on site provision would be acceptable given the nature of the development,

Parking Provision

The proposed scheme makes provision for 30 spaces for the 43 units. The Parking SPD (July 2016) states that "Given the broad range of accommodation available and the resulting variability of parking requirements, parking will be considered on a site by site basis. A full assessment of parking need should be provided." The applicant has provided evidence that the level of parking proposed is sufficient due to the site's sustainable location and also based on their experience at similar sites.

Infrastructure

The proposal will need to comply with all aspects of policies CS20, DM11 and DM12.

Community Infrastructure Levy

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.

Conclusion

No objection in principal