

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/17/00529
Site Address:	380 Sea Front, Hayling Island, PO11 0BD
Development:	Erection of 13 residential apartments including parking and landscaping following demolition of existing building.
Case Officer:	Mrs T Pickup
Comments by:	Lewis Ford
Date of Comments:	2 nd June 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.

The following policies and documents are of particular relevance:

- CS6 Regeneration of the Borough
- CS9 Housing
- CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- CS16 High Quality Design
- CS17 Concentration and Distribution of Development within the Urban Areas
- CS21 Developer Requirements
- DM8 Conservation, Protection and Enhancement of Existing Natural Features
- DM11 Planning for More Sustainable Travel
- DM13 Car and Cycle Parking on Residential Development
- DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development
- AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements
- Havant Borough Council Housing SPD (July 2011)
- Havant Borough Council Parking SPD (July 2016)
- Guiding Principle 3 of the LPHS

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.

South Hayling is highlighted as a particular area of focus under Policy CS6 (Regeneration of the Borough). This policy supports applications which positively contribute by type of use and design, and by a comprehensive approach to the social, economic and/or physical regeneration of the borough. In addition, the site is located in close proximity to the West Town Local Centre, community facilities and areas for outdoor recreational activity.

The proposal involves the demolition of a children's foster home for the construction of 13 residential apartments. This will increase the density and thus maximise residential development on a brownfield site. This is supported by Guiding Principle 3 of the LPHS.

Loss of a Community Facility: It is recognised that Hampshire County Council (HCC) have an overall strategy to support stability and outcomes for young children and thus build upon their "Pillars for Parenting" initiative. This involves housing children who require care in smaller residential units. As such, the site is currently being vacated with all residents being transferred to new and more appropriate accommodation in Bedhampton. Further information about this can be found in paragraphs 3.3 and 5.19 of the Planning and Affordable Housing Statement.

As such, the loss of this C2 community facility is justified and the marketing criteria of Policy DM2 does not apply.

Housing: Policy CS9, in combination with the HBC Housing SPD (2011) and the Ministerial Statement (published summer 2016) require new developments of over 11 dwellings to contain 30-40% affordable dwellings.

The content of paragraph 5.34 of the Planning and Affordable Housing Statement, which suggests that a financial contribution will be in lieu of on-site provision, is noted.

High Quality Design: The changes made from the pre-application submission to reduce the loss of privacy and overlooking of neighbouring properties is welcomed by criterion e) of Policy CS16.

Parking: Policy DM13 and the Havant Borough Parking SPD (July 2016) set out the parking standards for new development in the borough. The vehicular parking requirements for C3 development can be found in Table 4A on page 9 of the SPD.

Page 10 of the Design and Access Statement states that *'car parking is proposed at 2no allocated spaces per apartment'*. This shows initial conformity with the requirements of Policy DM13 and the SPD. Nevertheless, Note 1 under Table 4A in the Parking SPD states that *'an additional 20% of unallocated parking for visitors should be accommodated'*. Therefore, if 26 parking spaces are allocated, then at least 5 unallocated visitor parking spaces will be required, leading to a total of 31 spaces. The application only shows 28 parking spaces.

The cycle parking and storage requirements for C3 development can be found in Table 4D on page 13 of the SPD. The Planning and Affordable Housing Statement states that *'cycle parking provision at a ratio of 2 cycles per residential unit is provided in a secure store'*. This meets the long stay cycle storage requirements; however, an additional 20% will be required for short-term cycle visitor parking for schemes of 10 or more dwellings.

The cycle parking and storage requirements are supported by criteria 1 and 2 of Policy DM11.

Flooding: The site is not identified as flood zone 2 or 3.

Tree Preservation Orders (TPOs) and Landscape: A number of individual and group TPOs are found on the site. Therefore, the criteria of Policy DM8 must be met.

The information in paragraphs 2.3, 5.6 and 5.23 of the Planning and Affordable Housing Statement are welcomed and show initial conformity with Policy DM8.

The site is adjacent to a SSSI; therefore, Policy CS11 will apply.

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, however, additional car and cycle parking should be explored.