

Planning Application Response of Planning Policy

Application No:	APP/17/00369
Address:	The Curlew, Petersfield Road, Havant, PO9 2HU
Proposed Development:	Outline application for the demolition of existing building and erection of three-storey block of thirty-one flats
Case Officer:	David Eaves
Comments by:	Laura Cornborough
Date of Comments:	26/04/17

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.

Also relevant to this pre-application enquiry is the Local Plan Housing Statement, a policy statement adopted by the borough council on 7 December 2016, which is now a material consideration in determining planning applications.

All the above documents are available at <https://www.havant.gov.uk/localplan>

Principle of Development: The site is located within the established urban area and Policy CS17 supports new housing development within the urban area. Point 2 of Policy CS17 also prioritises PDL land. Furthermore, the Housing Statement highlights in section 3.9 that “Any potential urban area housing sites are already supported in principle through the Adopted Local Plan (in particular Policy CS17 of the Core Strategy”. In guiding principle 3, this is expanded on by setting out that “In line with the NPPF, Havant Borough Council will continue to promote the development of brownfield land” and that “Prior to the adoption of the new Local Plan, development on brownfield sites which are considered suitable for housing under the Adopted Local Plan will continue to be supported, even if they are not specifically allocated”.

The Curlew constitutes a brownfield site within the urban area of Leigh Park. As such, the provisions of Guiding Principle 3 and section 3.9 of the Housing Statement emphasise further the suitability of the site in principle for housing development.

Community Facilities: The proposal would result in the loss of a public house, which is recognised as a form of community facility in the NPPF (Paragraph 70). Policy DM2 of the Core Strategy on the protection of existing community facilities is therefore relevant to this application. Criterion 1 of policy DM2 requires the application to demonstrate that an active marketing exercise has been carried out to ascertain whether the premises or land are no longer viable for their authorised use or any other use which would provide a beneficial facility to the local community. Detailed requirements are set out in paragraph 10.06. Further evidence is needed to satisfy the requirements set out in paragraph 10.06.

Should adequate marketing information be provided satisfy the requirements of DM2 then the following comments would also apply:

Housing Need: The Housing Statement and the Strategic Housing Market Assessment work which informs it identifies a need for 11,250 new homes in Havant Borough over the period 2011-2036. The Housing Statement itself identifies that 9,517 homes can be identified as potentially developable in this timeframe. This leaves a shortfall of 1,733 homes which would be needed to fully meet the identified housing need.

As such, section 4.2 sets out that “The Borough Council will continue to search for additional sustainable sites when formulating the new Local Plan in order to further reduce the 1,733 dwelling gap with the aim of fully meet the objectively assessed housing need.”

Affordable Housing: On developments of this size, 30-40% affordable housing should be provided in accordance with Policy CS9 of the adopted Core Strategy. On the proposed scheme 30% affordable housing would equate to ten affordable homes, or 13 affordable homes at 40%. However, the proposed scheme makes no provision towards affordable housing. A viability report has been submitted to justify this which should be third party tested at the developer's expense in accordance with the supportive text to Policy CS9.

Parking: The proposed scheme includes 39 car parking spaces for 31 flats (25 x 2-bed and 6 x 1-bed). The Parking SPD sets out the parking standards required on new developments. For the proposed development this would equate to 56 spaces for allocated parking or 38 spaces if they are unallocated. There is also a requirement for 20% additional unallocated spaces for visitors. However, on developments with no allocation of spaces, a lower visitor space allowance may be acceptable provided it can be shown that sufficient resident cars will likely be absent when visiting takes place. I would consider that the proposed level of car parking falls slightly short of the standards set out in the Parking SPD when you take into account the need for visitor parking. However, given the site's accessible location the 39 spaces proposed appear to be adequate.

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.

Conclusion: No objections in principle.