

Planning Application Response of Planning Policy

Application No:	APP/15/01286
Address:	Land rear of 60-62 Hazleton Way, Waterloooville, PO8 9BT
Development:	3 no. 1 bed flats and 1 no. 2 bed flat to the rear of 60-62 Hazleton Way
Case Officer:	David Eaves
Comments by:	Laura Cornborough
Date of Comments:	14/12/2015

Policy Status

The Local Plan (Core Strategy) and the Local Plan (Allocations) provide the development plan for the Borough.

Principle of development

The site is within the identified urban area where further residential development is acceptable (CS17).

Whilst there are no prescriptive density standards within the Local Plan (Core Strategy) the resulting density of this development would be 200 dwellings per hectare (dph), this raises concerns about the residential amenity for the residents of the new homes having regard to Policy CS16 High Quality Design.

Promoting Havant Borough's Economy

The applicant should ensure that the development would not adversely affect the servicing of the retail units.

Housing

The proposal will contribute to achieving the Borough's housing targets. It falls below the threshold for affordable housing requirements.

Parking Provision

The 2 parking spaces proposed falls short of that identified in the adopted Residential Parking and Cycle Standards SPD (linked with Policy DM13). Based on the plans submitted (and assuming allocated parking to particular dwellings) the scheme should provide 5 spaces. If the parking was to be shared/communal (unallocated) the requirement would be 4 spaces. Whilst it is recognised that the location of this development is fairly sustainable, the SPD only applies lower parking standards in the most accessible area of the Borough i.e. Havant and Waterloooville Town Centres. However, the developer has submitted justification for the parking provision which the case officer may wish to consider. The plans indicate that provision for cycle parking has been taken account of.

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.

Also, the SRMP contribution will be payable in accordance with policy DM24.

Conclusion:

The principle of this development is supported by the Local Plan. However, the more detailed policies relating to matters such as parking and amenity need to be sufficiently addressed in order for the overall scheme to be acceptable.