

Planning Application Response of Planning Policy

Application No:	APP/16/00060
Address:	36, 38 and 40 Station Road and 1 West Lane, Hayling Island, PO11 0EQ
Development:	Demolition of existing buildings and construction of 18no. new build flats and 3no. shop units (Use Class A1)
Case Officer:	Heather Lealan
Comments by:	Laura Cornborough
Date of Comments:	16/02/16

Policy Status

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

Policy Context

In principle the policies of the Local Plan support the proposed redevelopment of this site. It is within the identified urban area where further residential development is acceptable (CS17).

The site is also located within an identified Local Centre (West Town) and part of the current use is commercial/retail. The proposal maintains ground floor commercial uses facing Station Road which will continue to support the vitality and viability of the local centre in accordance with Policy CS4.

Parking Provision

I have concerns about the level of parking proposed. Based on the plans submitted (and assuming unallocated parking to particular dwellings) the 18No. unit scheme should provide 22 spaces (just 19 proposed). This falls short of the adopted and emerging targets for parking and also fails to provide any parking for workers of the commercial unit. It is recognised that the parking strategy proposed would not fall under the definitions of either allocated or unallocated, and in real terms is probably somewhere between the two. Further evidence should be provided to justify the level of parking proposed.

Other

As the proposal is for 18 dwellings, 30-40% should be affordable in accordance with Policy CS9. I cannot see any evidence that this has been considered in the information submitted by the applicant, nor any information to suggest that it has been omitted on viability grounds. Consequently the proposal does not comply with this policy.

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 subject to the provision of affordable housing. More information regarding parking is also required.