

Planning Application Response of Planning Policy

Application No:	APP/15/00420
Address:	9-11 St George's Walk, Waterloooville, PO7 7TU
Development:	Proposed construction of a building comprising 14 new apartments, 6 car parking spaces, a ground floor office, secure cycle store and secure accessible refuse stores following the demolition of No's 9 and 11 St Georges Walk, Waterloooville, PO7 7TU
Case Officer:	Richard Nash
Comments by:	Sarah Hains
Date of Comments:	22 nd May 2015

Policy Status: The Local Plan now comprises of the Core Strategy (2011) and the recently adopted Allocations Plan (2014).

CIL Charging Schedule

On the 20 February 2013, the Council approved that the Havant Borough Community Infrastructure Levy Charging (CIL) Schedule. CIL is payable on new residential floorspace at a rate of £80/sqm in Waterloooville. New office development is zero rated. The applicants state that the development will be CIL exempt as it provides social housing. The applicants should be aware that to qualify for exemption, the procedures set out in the CIL Regulations (2010) as amended, should be followed.

Solent Recreation Mitigation Project (SRMP)

The SRMP contribution will be payable at a rate of £172 per dwelling (plus administration and monitoring charges)in accordance with policy DM24.

Promoting Havant Borough's Economy:

Although the proposed development will result in the loss of B1 office floorspace within the Waterloooville Town Centre area, the principle of this loss has been established through application ref: APP/13/00415.

Regeneration of the Borough

It is considered that the current application has the opportunity to contribute towards the regeneration of Waterloooville Town Centre by virtue of its mixed use form, consisting of ground floor office space (incorporating an important community use) with residential above. The proposal therefore accords with Policy CS6.

Housing

The proposal will contribute towards the borough's housing requirement of 6,300 new dwellings between 2006 and 2026, in accordance with policy CS9(1). Policy CS9(2) requires the provision of an affordable housing contribution. The applicant sets out their case for exemption in their planning statement. Provided that the Council's Housing Service Team are satisfied with the viability evidence to support this exemption, there is no objection on policy grounds.

Parking

Parking should be provided in accordance with the residential parking standards set out in the Council's SPD (2010) and the non-residential standards set out in the Core Strategy 2011. As proposed, it would appear that there is an under provision of parking. The applicant has justified this due to the sustainable nature of the site in Waterloooville Town centre. The

advice of the Council's Development Engineer should be sought as to whether the proposed level of parking is acceptable.

Cycle provision is proposed, again this seems to be lower than the standards set out in table 7 of the Parking SPD 2010, given that some of the units are tow bed apartments. A justification for a lower provision should be made, in accordance with the supplementary advice at Table 7.

Summary

No policy objection, subject to issues regarding viability and parking being resolved.