

PRE-PLANNING APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/16/00568
Site Address:	117 Elm Grove, Hayling Island, PO11 9ED
Development:	Erection of 33No. retirement apartments (Category II type) with communal facilities and car parking accessed from St Marys Road.
Case Officer:	Heather Lealan
Comments by:	Laura Cornborough
Date of Comments:	24/06/16

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

The proposal lies within the urban area and is consistent with policy CS17 which seeks to concentrate new housing within the five urban areas, including Hayling Island. The policy also prioritises the use of previously developed land.

Employment and Community Uses:

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. The applicant has provided no evidence to demonstrate that any such marketing has been undertaken.

Criterion 2 of policy DM2 requires the applicant to demonstrate that the pub is no longer required for community use or there is an easily accessible existing facility. Evidence shows that there are sufficient community facilities in the vicinity of the site. Furthermore, the facility provided at this site has been reopened at another premises nearby and as such Criterion 2 of Policy DM2 can be satisfied.

Should suitable marketing information satisfy the requirements of DM2 then the following comments would also apply:

Housing:

The proposal supports the aims and objectives of the Havant Borough Local Plan, which seeks to provide an additional 6,300 homes in the borough. The proposal also supports the aims of policy CS9.6 to provide for an ageing population in sustainable locations. Policy DM7 which relates to elderly and specialist housing provision is also applicable.

Policy CS9(2) requires the provision of affordable housing. At 30% this would equate to 9.9 dwellings. It is recognised that on-site provision is not practical in a retirement housing scheme, however, the applicant has submitted evidence to demonstrate that affordable housing contributions would not be possible in lieu of onsite provision on viability grounds. In accordance with the supportive text to Policy CS9 the viability assessment should be 3rd party tested at the developer's expense. I note that this is being progressed.

Parking:

Whilst the proposed level of parking (23 spaces) falls short of that required in the adopted Residential Parking and Cycle Provision SPD, the Inspector for a recent appeal deemed 0.40 spaces per unit to be acceptable for a similar scheme. Therefore the proposed level of parking is likely to be acceptable.

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.

Recommendation:

Although the principle of allowing a residential use at this site would not in itself create any conflicts with adopted Local Plan policies, marketing information is required to ascertain whether the premises or land are no longer viable for their authorised use in accordance with Policy DM2.