

Planning Application Response of Planning Policy

Application No:	APP/16/00464
Address:	Land rear of 2-56 Blendworth Crescent
Development:	Construction of 51 dwellings comprising 20 houses and 31 flats with associated landscaping etc.
Case Officer:	Heather Lealan
Comments by:	Robyn Lyons
Date of Comments:	17 May 2016

Comments

The Local Plan comprises of the Core Strategy (2011) and the Allocations Plan (2014).

This site is within the urban area and is allocated for residential development under Policy LP1 (ref. L86) in the adopted Local Plan (Allocations).

The Allocations Plan indicates Site Specific Development Requirements applicable to this development and the indicative layout and expert reports submitted would appear to have had regard to these. Policy LP1 provides an indicative number of dwellings for the site of 48 units which the development accords with.

Affordable Housing: In accordance with Policy CS9 at least 30% of the properties should be provided as affordable housing. In this instance the applicant is proposing that 100% of the dwellings will be affordable. 35% will be advertised through Hampshire Home Choice and this will ensure some of the homes can meet local affordable need beyond those that qualify to be on the PCC operated register.

This affordable housing provision, 35% to be advertised through Hampshire Home Choice, should be secured through an appropriate mechanism on any grant of planning permission.

Principle of Development: Planning Policy support the principle of this development, recognising its contribution to short term housing delivery and affordable housing need.

Further policies will also be applicable but at this stage we have kept our response to the broad principle and key issues. Should further more detailed policy advice be required then please let us know.