

PRE-PLANNING APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/16/00492
Site Address:	Land adjacent to Riders Junior and Infant School, Kingsclere Avenue, PO9 4RY
Development:	Residential development of 25no. 2 to 2.5 storey 3 bed houses, 5no. 3 storey 4 bed houses and 8no. 2 bed apartments
Case Officer:	Heather Lealan
Comments by:	Laura Cornborough
Date of Comments:	15/06/16

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

This site is within the urban area and is allocated for residential development under Policy LP1 (ref. L21) in the adopted Local Plan (Allocations).

The Allocations Plan indicates Site Specific Development Requirements applicable to this development and the indicative layout submitted would appear to have had regard to these. Policy LP1 provides an indicative number of dwellings for the site of 26 units. The proposal shows provision for 38 dwellings. Although this is notably higher the layout appears to suggest that this number of dwellings can be successfully achieved whilst still providing useable open space and a reasonable relationship with neighbouring dwellings. Additional dwelling provision in the urban area (such as this site) is supported.

The provision of a new playspace (to be provided and managed by PCC) is a positive of the scheme.

Affordable Housing: The proposed format of delivery by Portsmouth City Council is for the whole scheme to be affordable rent housing. This same format will be repeated at two further sites (Holybourne Road and Blendworth Crescent open spaces). Over the three sites 36% of the dwellings are proposed to be for Havant local lettings through a PCC/HBC Local Lettings Plan/Policy. This will need to be secured through a section 106 agreement.

I remain concerned as to how best to achieve a mixed community when the developments are predominately family housing of one tenure type. Alongside this I recognise that there is great affordable housing need. However, Leigh Park already has a relative high percentage of affordable dwelling stock and therefore care needs to be taken to ensure these developments are not occupied by tenants of very similar socio-economic positions and age profile. Avoiding this will help achieve a mixed community. Mixed communities are advocated by Paragraph 50 of the NPPF.

Parking: Whilst the level of parking proposed exceeds the maximum standards set out in the adopted Residential Parking and Cycle Provision SPD, it is recognised that the draft Parking SPD moves towards minimum parking standards and therefore the proposed level of parking would be appropriate.

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