

Planning Application Response of Planning Policy

Application No:	APP/16/01077
Address:	East Leigh House, Bartons Road, Havant
Development:	Residential development to provide 10 dwellinghouses along with the continued use of Eastleigh House as class B1(a) offices and the demolition of outbuildings to the rear of the building
Case Officer:	Rachael McMurray
Comments by:	Jacqueline Boulter
Date of Comments:	07/11/2016

Policy Status

The Local Plan (Core Strategy) and the Local Plan (Allocations), together with the Hampshire Minerals & Waste Plan provide the development plan for the Borough.

Principle of Development

The site is allocated for residential development through policy HB1 of the Local Plan (Allocations). The principle of residential development is therefore established as acceptable. Development requirements are noted at Policy HB1 (UE33) of the Allocations Plan.:

- Heritage Statement, of an appropriate level of detail, to support planning application
- Design and layout to aim to retain and protect mature trees and TPOs
- Retain a suitable setting for the listed building
- Access will be provided using the existing access point onto Bartons Road, unless alternative agreed
- Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required

It should be noted that the allocation envisages only 5 dwellings on the site, half the number proposed here. In this context, the impact on the setting of the listed building of this higher density and of the resulting proximity to the listed building should be particularly considered.

Promoting Havant Borough's Economy

In spite of the fact that the residential allocation includes the opportunity to convert the listed building, it is noted and welcomed that the proposal retains the B1(a) offices in Eastleigh House. This is supported by policies CS2 and DM3 of the Core Strategy.

Housing

The proposal will contribute to achieving the Borough's housing targets. It falls below the threshold for affordable housing requirements. .

Parking Provision

The car parking provision is based on 2 spaces per residential unit and 1 space per 30 sq.m. for the office development, which is in line with the Parking SPD (linked with Policy DM13). Cycle parking standards at 2 spaces per residential unit should also be provided.

Minerals & Waste

The site overlies identified minerals resource, and as such is in the Minerals Consultation Area for Hampshire County Council. However, according to the Hampshire Minerals & Waste Safeguarding SPD, proposals on sites overlying resource in the MCAS need only be referred to HCC if they have an area of over 3 hectares. This is because for smaller sites it is unlikely to be viable to undertake prior extraction of minerals.

Developer Contributions

Community Infrastructure Levy and SRMP contributions will be payable in accordance with the Council's adopted CIL charging schedule and policy DM24 of the Allocations Plan.

Conclusion

The principle of this development is supported by the Local Plan. However, the more detailed policies relating to matters such as impact on the listed building, design and layout, access etc need to be sufficiently addressed in order for the overall scheme to be acceptable.