

Planning Application Response of Planning Policy

Application No:	APP/16/00418
Address:	Land rear of and including The Coal Yard, 178A West Street, Havant, PO9 1LR
Development:	Outline application for construction of 9 dwellings with access from West Street following demolition of 178a West Street
Case Officer:	Heather Lealan
Comments by:	Robyn Lyons
Date of Comments:	17 May 2016

Comments

Policy CS17 supports maximising the use of land within the existing urban area. Windfall development, such as this proposal, provides a valuable form of housing supply. Therefore the principle of the development should be supported on this largely underused and redundant piece of land. In addition this site has good access to public transport and services and in principle represents sustainable development.

Policy CS9 requires 30% provision of affordable housing or equivalent in lieu financial contribution. The viability assessment submitted should be 3rd party tested. However, the case officer should be aware of potential change ahead with the affordable housing requirement threshold...

A recent court of appeal case found favour with the Secretary of State and effectively overturned a 2015 high court quashing of the November 2014 Ministerial Statement. The 2014 Ministerial Statement had introduced an affordable housing threshold whereby schemes of 10 or less dwellings need not provide affordable housing. At the time of writing this the Ministerial Statement has not been reissued and nor has the appropriate PPG been updated. The affordable housing requirement/threshold in Policy CS9 therefore still applies. However, we consider that the 10 or less dwelling exemption from affordable housing is likely to be reinstated by the government in the short term (although this is to some extent speculation at this time). You may wish to discuss this current uncertainty with the applicants as until such a time as the government reintroduces their threshold then the application should be considered against Policy CS9 and the viability assessment should be third party tested (at the developers expense).

Flood risk matters appear to have been considered in some detail but the acceptability of the scheme in relation to flood risk should be considered in conjunction with the EA to determine if the proposal is acceptable in this regard.

In conclusion we **support** the principle of proposal. However, this does not take into account more detailed planning matters such as access, parking, flooding, design, amenity etc.

Should further advice be required on more detailed policy matters then please let us know.