

Planning Application Response of Planning Policy

Application No:	APP/15/00078
Site Address:	127A-127B London Road, Waterloooville
Development:	Demolition of existing bungalows and erection of 27 sheltered apartments for the elderly, including communal facilities, access, car parking and landscaping.
Case Officer:	Mrs D Haywood
Comments by:	Sarah Hains
Date of Comments:	5 March 2015

Comments

The Local Plan comprises of the Core Strategy (2011) and the Allocations Plan (2014). It should be noted that Saved Policies are no longer relevant.

The site is within the urban area (CS17) and is also directly adjacent to the Waterloooville town centre boundary (although the site itself lies outside this designation). The principle of residential development is supported and acceptable in policy terms.

Policy CS9 supports the provision of further residential development, particularly development which supports the needs of an ageing population (CS9.6) and also seeks 30% affordable housing provision for a scheme of this scale (see CS9.2 and para 2.05 HBC Housing SPD). In the Planning Statement, the applicant refers to an Affordable Housing Statement, but this does not appear to have been submitted and it is not clear what level of affordable housing is proposed.

Policy DM7 supports the development of elderly and specialist housing within defined urban areas, subject to certain criteria.

In relation to car parking, the Planning Statement confirms that a communal car parking area is provided for use by those residents who have cars on a first come first served basis. Visitors or staff are not encouraged to park on site. The Havant Borough Council Parking SPD sets out the standards for sheltered housing in Table 6. The standard is 1 space per unit, although bearing in mind the location directly adjacent to the town centre boundary and the sustainable merits this brings (public transport and amenities), it would be appropriate to consider the town centre standard of 0.5 - 1 space per unit. The communal parking should reflect these requirements. In addition, mobility vehicle storage and cycle storage should be provided in accordance with the requirements set out in Table 7.

Havant Borough Council has an adopted CIL Charging Schedule. Sheltered housing is CIL liable and a rate of £80 per square metre is applied to new residential development, including sheltered housing. CIL is not charged on the affordable housing element.

Conclusion

No policy objection