

Stephen Cantwell
Former Wheatsheaf Public House Site, Havant
APP/14/00956

I have examined the outline plans for the site and wish to make the following comments:

Affordable Housing Provision

The proposals are for a development that despite being over the threshold for affordable housing provision consists entirely of open market units. The justification for this is that the inclusion of affordable units (6.3 units would be expected on this 21 unit site) and all other section 106 obligations would render the development unviable. To support this belief the applicants have provided a Development Viability Draft Report prepared by the District Valuer some 18 months ago in March 2013 and an Affordable Housing Viability Report prepared by Simon Corp of S106 Affordable Housing dated 4th October 2012.

I believe that if the applicants wish to demonstrate that viability is an issue then these reports should be updated.

Mix

The site consists of 21 units, 15 apartments and 6 town houses. The application letter and the Design and Access Statement (Page 2, paragraph 3) state 4 x one bedroom apartments, 11 x two bedroom apartments and 6 x three bed houses. However the proposed schedule of accommodation (D&A Statement page 5 and the submitted floor plans show 4 x two bed apartments and 11 x one bed apartments together with the 6 houses. **Would the applicant please confirm which is the correct proposal.**

Design

The scheme responds well to local patterns of development which consist of a mixture of small flatted developments and houses and the scheme relates well to the scale and character of the areas surrounding the site.

The design would appear to make very efficient use of this land. I understand that the finishing materials, although restrained, would be in keeping with the surrounding development. I am pleased to see that the applicants intend to include balconies, some outside amenity space for the apartments and some significant planting around the site. The planning application makes reference to the development being constructed to include 10% renewable energy sources on the site and this would certainly be welcomed.

The site makes provision for 19 parking spaces and I notice that that a lift is included within the plans.

I would like to see some of the ground floor apartments designed and constructed to accommodate residents with mobility needs.

In conclusion I feel that this site and the surrounding area with greatly benefit from a development of this nature. The site has been derelict for a number of years now and does nothing to enhance the area.

Julie Watson-Cowen
Housing Enabling Officer
30/10/2014.