

Planning Application Response of Planning Policy

Application No:	APP/14/00863
Site Address:	Land north of Bartons Road, Havant
Development:	Demolition of existing building and erection of 55 dwellings; comprising 6No. 2 bed flats; 2 bed houses' 33No. 3 bed houses; 6No. 4 bed houses and 1No. 5 bed house; together with access, landscaping, car parking and open space. Joint application with Havant Borough Council and East Hampshire District Council, Havant Borough Council is the Lead Authority
Case Officer:	Mrs D Haywood
Comments by:	Robyn Lyons
Date of Comments:	17 September 2014

Comments

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

The site is allocated for residential development under policy HB1 (site UE3a) of the adopted Allocations Plan. Page 41 of the adopted Allocations Plan details Site Specific Development Requirements which should be considered. I have noted that 36No. units are located within Havant Borough Council administrative boundaries (based on site layout). This will help with ongoing housing supply in Havant Borough.

The allocation of this site for residential development in the adopted Local Plan means the principle of the proposal is acceptable and supported subject to other Development Management/Planning Considerations.

Various policies will apply to the assessment of the application covering issues such as design and amenity. A key policy is CS9 and the requirement for affordable housing. It is noted from the submitted Design and Access statement that 14 of the 55No. units will be provided as affordable housing units. To meet the 30% minimum requirement of policy CS9 16.5 units should be provided for affordable housing. This variance therefore needs to be justified or the 0.5 equivalent secured through financial contribution via S106.

There is **no objection** to the proposal. Should further advice be required on more specific policies that would be relevant to the proposal then please let us know.