

Planning Application Response of Planning Policy

Application No:	APP/14/00008
Site Address:	Former Bedhampton Arts Centre, 29 Bedhampton Road, Havant
Development:	Construction of 3No. 2 bed terraced houses, incorporating access and parking from Kingscroft Lane
Case Officer:	David Eaves
Comments by:	Robyn Lyons
Date of Comments:	13 January 2014

Comments:

The scheme will contribute to additional residential units in the existing urban area in support of policies CS9 and CS17.

Affordable Housing:

I agree with the approach of considering the site as a whole (change of use of adjacent building to 4 units and this proposal for 3 units) when it comes to the applicability of the affordable housing requirement.

I have noted the submitted viability assessment and I have had a provision look at the information included. One error is that the basis of the calculation has used 35% rather than the 30% requirement allowed for in Policy CS9. However, this is irrelevant as even if no affordable housing requirement is provided the developer can expect just a 13% profit. The viability assessment will need to be reviewed by an appropriate body but if the figures/inputs are deemed correct then it appears likely that viability will be detrimentally affected should an affordable housing contribution be applied.

Car Parking:

The Design, Access and Heritage statement incorrectly refers to the Hampshire Maximum Parking Standards. These do not apply. The proposal therefore technically falls short of the local standards required by our adopted SPD. However, with regard to the relatively sustainable location of the site in relation to Bedhampton train station, a local centre and a regular bus service the lower provision might be considered acceptable in this instance. The applicants have mentioned the relative accessibility of the site in paragraphs 6.10 and 8.16 of their Design, Access and Heritage Statement.

The remaining issues relating to design, relationship/impact to the adjacent listed building, amenity, etc. are for Development Management to assess. Should you require any further guidance on which policies apply to the assessment of the scheme then please let us know.

Local Plan

It should be noted that the Submission version of the Havant Borough Local Plan (Allocations) was submitted to the Secretary of State for independent examination under Regulation 22 on 20th December 2013. This includes a number of strategic, allocation and development management policies that may be relevant to this proposal. Where relevant these are material considerations to be taken into account in the determination of planning applications by the Borough Council. Here is a link to the emerging plan <http://www.havant.gov.uk/havant-borough-local-plan-allocations/havant-borough-local-plan-allocations-publication-version>

CIL Charging Schedule

On the 20 February 2013, the Council approved that the Havant Borough Community Infrastructure Levy Charging (CIL) Schedule. The Charging Schedule took effect from the 1st August 2013. More information is available on the Council's website <http://www.havant.gov.uk/planning-policy-design/community-infrastructure-levy>