

Planning Application Response of Planning Policy

Application No:	APP/14/00519
Site Address:	158 Hart Plain Avenue, Waterloooville
Development:	Variation of Section 106 agreement (dated 5 April 2013) for Planning Permission APP/12/00860, to remove the requirement for affordable housing.
Case Officer:	Stephen Cantwell
Comments by:	Richard Nash
Date of Comments:	4 June 2014

Comments:

Policy CS9.2 of the Local Plan (Core Strategy) sets out the levels and thresholds of Affordable Housing requirements in the Borough. Paragraph 6.17 of the supporting text to the policy confirms that the viability of these requirements has been tested in broad terms. However, both the policy and supporting text allow for flexibility where a lesser site-specific requirement has been transparently justified on viability grounds, which would require the input of independent third party valuation expertise at the developer's cost.

The Local Plan (Allocations) was submitted to the Secretary of State for Examination in December 2013 and has been subject of hearings. The document is currently subject of consultation on proposed modifications. Although the Local Plan (Allocations) has not yet been adopted it is at an advanced stage in preparation and therefore carries weight in decision making under paragraph 216 of the National Planning Policy Framework. However, I do not consider that this has any material effect on consideration of the application in question.

It is noted that the applicant has submitted a Viability Report and supporting information. I note also that the Housing Officer has been consulted. However, in order to meet the policy requirements, independent third party valuation assessment is required at the developer's cost.

Conclusion:

The submitted Viability Report and supporting information should be assessed by an independent third party expert at the developer's cost.