

Stephen Cantwell
314-318 London Road Waterlooville (Former McDonalds site)
APP/14/00975

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

Affordable Housing

Core Strategy Policy CS9 states that development sites of more than 15 (gross) are required to deliver 30-40% affordable housing and secure a suitable contribution or on-site provision, equivalent to on average 30-40% on smaller housing developments between 5 and 14 dwellings (gross) , unless a lesser requirement has been transparently justified on viability grounds. For this development I would expect 5 units to be provided on site however the developer has stated, at application stage within their Planning, Design and Access Statement, that to provide any affordable housing, either on site or as a financial contribution, will make this development unviable and has provided a viability report prepared by their consultant to support this. I understand that this report will be forwarded to a third party for review and then Havant will be better informed to decide whether we are prepared to accept this position.

Design

In my view this scheme will improve the look of this part of the town centre and will provide good size central residential accommodation close to all amenities.

The design of the building is similar to other recent additions to this area of the town centre.

There appears to be no provision for private outside space around the apartments , however full, usable balconies are a welcome addition. The inclusion of a lift will enable the units to appeal to a variety of households including those with mobility issues.

Summary

- affordable housing provision is nil , third party review will be sought.
- Modern contemporary design which will enhance the area.
- Benefit of full balconies
- Benefit of a lift

Julie Watson Cowen
Housing Enabling Officer
15/10/2014