

Planning Application Response of Planning Policy

Application No:	APP/14/00767
Site Address:	Land at Nursery Field, Denvilles, Havant
Development:	Erection of 35No. dwellings, comprising 6No. 2 bed, 23No. 3 bed and 6No. 4 bed houses, community building and allotments with associated access, parking, landscaping, open space and works.
Case Officer:	Mr D Eaves
Comments by:	Robyn Lyons
Date of Comments:	26 August 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 overall site has been allocated for residential development in the Local Plan (Allocations) 2014 under Policy HB1 (site reference UE4).

As the site has already received consent and the current proposal effectively seeks to vary one part of the overall site there is no objection to the principle of the proposal nor the increase in overall dwellings now proposed.

One of the key aspects of the proposal appears to relate to the financial contribution in lieu of the 3 affordable housing units previously expected to be provided on this part of the site. The contribution is then to be provided towards the community centre (minus any other S106 contributions required).

Policy CS9 of the Core Strategy allows for flexibility in affordable housing provision and Policy CS1(10) relates specifically to new community centre provision.

One element of the proposal to which I remain unclear is that the overall number of dwellings to be provided has increased from 26 to 35 units (9 unit increase). This 9 unit increase should represent a further 2.7 affordable units (based on the 30% CS9 requirement). This is in addition to the 3 already expected to be delivered on this section of the overall site. This hasn't been mentioned anywhere in the submitted application. However, it may be the case that the viability assessment has effectively counted for this if the comparisons of residential land values are based on the 26 units with 3No. as affordable compared to 35No. open market.

I would recommend that Julie Watson-Cowens advice is sought in relation to some of the details contained in the viability report. It may be necessary to seek the advice of a third party at the developers expense. Key things to check include the expected profit levels (20%) and other costs identified in paragraphs 4.5 to 5.5 of the submitted viability report.

The DM officer may also wish to consider an overage clause to any accompanying S106 should sales values exceed that expected in the viability report. This may then allow for further finances toward the community centre.

No objection to the principle of the proposal providing all HBC parties and the DM Case Officer are satisfied with the viability report and the offer of a commuted sum/land for a community centre in lieu of affordable housing provision.