

Planning Application Response of Planning Policy

Application No:	APP/14/00232
Site Address:	Development site at Portsdown Hill, west of Glebe Park Avenue and north of Bedhampton Hill, Havant
Development:	Construction of 47 dwellings, including 30% affordable, comprising 10No. 5 bed, 21No. 4 bed, 10No 3 bed and 6No. 2 bed houses, with associated access from Bedhampton Hill, landscaping and ancillary works.
Case Officer:	Sally Smith
Comments by:	Robyn Lyons
Date of Comments:	1 st April 2014

Comments:

These comments are provided as a supplement to those made on the 21st March 2014.

It is understood that some representations have questioned the overall need for this site having regard to the development underway in the wider area and in particular that permitted at Havant Retail Park (bowling alley site). The additional comments provided below are intended to provide further clarity on this matter.

It is recognised that there has been significant progress at a number of housing/development sites in the Bedhampton area over recent years. Site works have commenced at the Scratchface Lane site and planning permission granted at the retail park/bowling alley site. The proposal site at Portsdown Hill is also included/needed as part of meeting the overall housing requirement for the borough and providing sufficient flexibility to ensure the borough housing requirement is deliverable.

The new housing sites in the borough are distributed taking into account availability of land and the indicative distribution contained in the adopted Local Plan (Core Strategy). The Waterlooville area will deliver the greatest proportion of new homes during the plan period (approximately 31%) and the Havant and Bedhampton area will deliver approximately 28% of new homes. This includes a number of large sites in the Denvilles area and those sites in Bedhampton referred to above. A site previously identified for potential allocation at Lower Road in Bedhampton has not been allocated for development in the emerging Local Plan (Allocations). This Plan will be subject to examination hearings later this month.

Further information about overall delivery of new homes and allocated housing sites is available in the Local Plan (Allocations) (submission version). Changes to the plan at submission have reflected the permission at Havant Retail Park (bowling alley site) for 86 dwellings.

In conclusion there is no policy change on the need for this sites inclusion in the Local Plan (Allocations) in order to ensure the objectives and targets of the adopted Local Plan (Core Strategy) are achieved. Therefore, the principle of housing development at this site is supported.