

Selina Donophy
Planning Officer
Planning Services
Havant Borough Council
Civic Centre Road
Havant
PO9 2AX

Dear Selina,

Planning application reference: APP/21/00680

Site Address: 157C London Road

Tetra Tech have been instructed to respond to two comments recently brought to our attention by the case officer. The principle concern relates to parking provision, arrangement and the dimension of one of the parking spaces. This is addressed under a separate highways technical note which accompanies this letter. This letter will also address a comment made by the Council in relation to the lack of external amenity space on site and provide a justification for approving the proposed works within the relevant planning policy context.

External amenity space

The application site already provides satisfactory residential accommodation as existing. The proposals simply provide 1no. additional unit on site and do not compromise any existing external amenity space that residents use. In any case, the omission of a garden area does not warrant a reason for refusal and it is not unusual for a flats development in a sustainable location to not provide this. Just like 'Dillington House' opposite the site which does not provide garden space for its properties. The Council's SPD acknowledges that the requirement for a garden area would depend on local context and that there *'clearly may be exceptions to this rule, depending on local context'*.

It should also be noted that the site has great access to attractive and high quality open spaces in the area such as Jubilee Park 200m away (a couple minutes' walk) and 'The Queen's Inclosure' national forest which is also located in close proximity to the site providing attractive walking routes, recreational opportunities and encourages healthy lifestyles.

It should also be noted that a recent planning application (APP/20/00875) for 6no. residential flats was approved without the provision of garden space. The Planning Committee unanimously supported and subsequently approved the application as it was providing much needed housing in a sustainable area. This is a material consideration in the determination of this planning application.

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Highways

Please refer to the accompanying technical note which addresses the comments re parking provision on site. In any case, the site meets the parking standards requirements through providing 5no. spaces for 5no. 1 bed flats. It should be noted that paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the impact on the road network would be severe. The tandem parking arrangement is an existing operation on site which works efficiently amongst residents, the proposals do not result in overspill onto the road and the proposals do not make any changes to the existing; the Council could not reasonably refuse this planning application on highways grounds.

5 year housing land supply

The Council do not have a 5 year housing supply. The proposals provide many benefits, notably providing much needed housing in the context of the Council not being able to demonstrate a 5 year housing land supply. The site is located in a sustainable location and makes an efficient use of land through utilising a brownfield site. This site would make a positive contribution to the housing shortage and will help prevent greenfield sites or more protected land being developed to meet their housing need. The Council do not have a 5 year housing land supply and therefore paragraph 11 and footnote 8 of the NPPF apply. This means that there is a presumption in favour of sustainable development and planning permission should be approved without delay and there are no adverse impacts from doing so which demonstrably outweigh the benefits being provided (11bii). The benefit of providing much needed housing in sustainable locations holds great weight in the planning balance.

Therefore, it is requested that this application be supported. If you have any further queries please don't hesitate to contact me on 07870 485 586 or via email ed.allsop@tetrattech.com.

Yours sincerely,



Ed Allsop MSc MRTPI

Principal Planner

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