

UPDATES

for Committee Meeting to be held on 24 September 2014

ZONE 1 - WESTERN WARDS

(2) **P/14/0638/FP** **LOCKS HEATH**
PETERS ROAD - LAND TO SOUTH OF - PARCEL B LOCKS HEATH HAMPSHIRE

Further information on the viability assessment for both P/14/0638/FP (Parcel B Peters Road) and P/14/0639/FP (Parcel C Peters Road following on this agenda).

In assessing the viability of the site, the applicant has in the first instance looked to establish the Threshold Land Value of the site. This is a widely accepted approach in the development industry for establishing land values.

The Threshold Land Value is calculated by working out the Gross Development Value of the proposals being brought forward, and on the basis that the scheme is fully planning policy compliant (i.e. 40% affordable housing is provided). The Gross Development Value of the scheme is calculated as being £6.13m. The Council's independent advisers believe the Gross Development Value of £6.13m represents a reasonable assumption.

The Threshold Land Value is then calculated as being 15% of the Gross Development Value. This results in a Threshold Land Value of £920,000 for the two parcels of land. The 15% Threshold Land Value is directly comparable to the approach agreed for the larger Peters Road site.

Once the Threshold Land Value was established, a Residual Land Valuation was then undertaken.

The Residual Land Valuation assessment was based on a fully planning policy compliant scheme (for example 40% affordable housing, all financial/ CIL contributions paid). The residual Land Valuation factors in all development costs, including build costs, the cost of borrowing finance etc. Developer profit was 20% of Gross Development Value for the market units and 6% of Gross Development Value for the affordable units. This profit level is considered reasonable and consistent with normal market expectations. It also follows the position modelled in nearby developments, in the Council's CIL evidence base.

The costs, revenues and profit margins used within the Residual Land Valuation have been independently assessed on behalf of the Council, and are considered to be reasonable assumptions.

When a Residual Land Valuation was undertaken with the planning proposals containing 40% affordable housing, it produced a land value of £700,000, this being considerably below the Threshold Land Value of £920,000. This demonstrated that the proposals were not viable if affordable housing was provided at a level of 40%.

The applicant undertook a number of further Residual Land Valuations with the level of affordable housing provision being gradually reduced, in turn increasing the viability of the scheme. Following this exercise, the applicant has demonstrated that the provision of 6 affordable housing units (which represents affordable housing provision at 22.2%) would result in a scheme which has marginal viability. This affordable housing offer, in percentage terms, is in excess of the offer agreed by this Council on the wider Peters Road site.

Housing colleagues have been closely involved in the discussions on the affordable housing provision for this site. Whilst the provision of affordable housing is below 40%, the 3, two bed units

have been enlarged slightly to make them 2 bed 4 person units, and a ground floor unit is to be made large enough to be used as a wheelchair accessible home for someone with a physical disability. Furthermore all of the units coming forward as affordable housing would be available for social rent.

Having carefully assessed the viability work, Officers believe the affordable housing offer put forward is acceptable in the circumstances of this particular development.

(4) **P/14/0645/FP** **SARISBURY**
CRABLECK LANE - FIVE OAKS FISHERY - SARISBURY GREEN SO31 7AL

The immediate neighbour is not able to attend the Planning Committee and has asked if Members attention could be drawn to the concerns raised in the representation submitted.

(11) **P/14/0778/FP** **WARSASH**
HOOK PARK ROAD - LAND AT HOOK WARSASH HANTS

2 further letters of objection have been received from 1 and 2 Hook Farm Cottages plus a petition with 65 signatures. The matters for objection are as those summarised already in the agenda plus the following additional points:

- Officers previously accepted that the use may potentially be detrimental to existing uses nearby. The request is to double the hours so this will double the impact
 - parking was not provided for the use previously permitted so the conditions have already been breached
 - the proposed hawthorn hedge will not screen the retained container in the winter and I ask that this matter be re-considered again.
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(13) **P/14/0795/VC** **TITCHFIELD COMMON**
18 LOCKS HEATH PARK ROAD LOCKS HEATH SO31 6NB

A further two letters have been received from 19 Locks Heath Park Road, 49 Summerfields) raising the same matters as those summarised in the agenda plus the following additional comments:

- The two houses look out of keeping with the two storey houses in the road.
 - It would be interesting to know why the developer did not have these rooflights in the original application.
 - Given that the second floor is not proposed as bedrooms, I don't see why they need rooflights at all?
 - The windows would overlook the gardens.
 - The additional parking is simply made to fit.
 - This follows a recently withdrawn scheme for a minor amendment. I don't know how this can be considered minor.
 - I have been notified of the changes but the works have already been completed so how is it possible for anyones comments to be taken into account. One property has been occupied for four weeks now that this has been built by stealth.
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(15) **P/14/0649/FP**

FAREHAM NORTH

114 KILN ROAD FAREHAM HAMPSHIRE PO16 7UN

The description of the development proposed has been updated to reads as follows: Single storey rear extension and insertion of four new windows in eastern elevation and two new windows and one door in western elevation of existing building.

Following discussions between Officers and the planning agent, amended drawings have been submitted showing the following:

- the windows proposed to be inserted into the western elevation of the existing building to be obscure glazed and fixed shut up to a height of 1.7 metres above internal finished floor level
- the French doors proposed to be inserted into the western elevation of the existing building changed to a single door

The effect on the parking and access arrangements at the frontage of the site have been reassessed by Officers following further discussion with the Council's highways officer. It is recommended that conditions be imposed firstly to limit the number of residents at the care home to six and also to ensure that parking on the site is laid out in accordance with a parking plan to be submitted by the applicant. The existing accesses to the site should be marked IN and OUT in relation to the western and eastern accesses respectively.

Recommendation:

Subject to the receipt of plans showing:

- a satisfactory parking layout within the frontage of the site for at least five vehicles;
- means of displaying signage to indicate where parking spaces are provided;
- means of displaying signage to indicate IN/OUT accesses from/onto Kiln Road;

PERMISSION:

Development to commence within three years;

Development to be undertaken in accordance with approved drawings;

Obscure glaze and fix shut to a height of 1.7 metres above internal finished floor level: ensuite bathroom windows in extension, shower room, laundry room and office windows in eastern elevation of existing building and quiet room and kitchen/dining room windows in western elevation of existing building;

No more than six residents;

Parking space and turning space to be made available in accordance with approved plans and retained thereafter;

Signage in relation to parking spaces and IN/OUT accesses to be displayed in accordance with approved plans.
