

Public Consultation Responses for delegated planning items



MAY 2020

Report to	Director of Planning
Report reference	Report PC19/20-54
Date published	6 May 2020
By	Development Management Lead (West)
Application reference	SDNP/19/04720/FUL
Site address	Workshop and land rear of 34 Lavant Street, Petersfield, Hampshire, GU52 3EF
Application description	Erection of 29 apartments and approximately 241 square metres of office floor space following demolition of existing buildings.

Recommendation:

That planning permission be refused for the reasons set out in paragraph 10.1 of the report.

The following response was received by members of the public:

Name	Comments
Alistair Harris (Metis Homes) <i>13/5/20</i>	<p>Metis Homes is a Hampshire based business with a proven track record for delivering bespoke developments, both within the National Park and surrounding authorities.</p> <p>I write to you in advance of you next week giving consideration and providing comments to help inform the determination of our planning application under the quasi-delegated arrangements currently in place due to COVID-19.</p> <p>We have been working closely with your officers on this project for 2 years and have engaged at length with all key stakeholders and the wider community, all of whom have helped shape the proposed development. That is why the application is now before you with no objections from key stakeholders or statutory consultees, including Petersfield Town Council with whom we met prior to submission.</p> <p>This site is a key location in central Petersfield, immediately adjacent to the railway station and at the gateway to the national park on arrival by train. It has been redundant for a number of years and the vacant former industrial buildings remain an eyesore, subject to vandalism and fly-tipping.</p>

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	<p>There exists now an opportunity to regenerate this site with a high quality scheme of 29 apartments, including affordable homes at an agreed level, along with modern office floor space which will deliver a greater number of new jobs than existed under the previous commercial use when it was operational.</p> <p>Not only will this development remediate the contamination within the ground and current buildings, it will provide much needed small market and affordable homes within central Petersfield within a high quality landscaped public realm useable by all, to include a through route for pedestrian use. The new modern office floor space will be delivered over three floors within a frontage building which has been carefully designed in dialogue with officers in order the future use of its ground floor could be to provide an information centre as an arrival point for visitors to the park.</p> <p>A previous application by another developer at this site was rejected in 2017. We have worked hard to ensure that all previous concerns are addressed, including a comprehensive marketing campaign for a sustained period since April 2018 in a format which meets all of the tests of your now adopted policy with overwhelming evidence that its future as an employment site is unviable.</p> <p>Metis is an award-winning housebuilder. We have built our reputation on quality and integrity with every planning application being carefully considered after a thorough consultative process. We believe that there was a degree of misunderstanding from your officers, based upon how our marketing approach has been reported within their original report. To clarify their queries, we have provided further information. At the time of writing, officers are preparing an addendum to update their report accordingly.</p> <p>We sincerely hope that you can support our planning application and that officers make all the information submitted in recent weeks available, in order to allow you to reach an informed decision.</p> <p>If the application is refused, this huge opportunity will be lost.</p>
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