

**PLANNING APPLICATION AT THE OLD BUNGALOW, HEADLEY NURSERIES,
GLAYSHERS HILL, HEADLEY DOWN, BORDON, HAMPSHIRE, GU35 8AQ**

REF. 20772/005

SPEECH TO NORTH PLANNING COMMITTEE, 15 JULY 2010

Chairman and Members, I'd like to outline some points in support of this application:

- A replacement bungalow has been constructed under local plan Policy H16, on land to the north of the Old Bungalow, the application property. The new bungalow couldn't be constructed on the footprint of the Old Bungalow because of the need to retain protected trees. As such, a planning condition currently requires the Old Bungalow to be demolished within one month of the new bungalow's occupation.
- However, my client feels that better use could be made of the Old Bungalow if it was offered as a unit of affordable housing. Whilst the property is in a good state of repair and is indeed still occupied by my client pending the outcome of this application, it would be completely refurbished before being made available as a unit of affordable housing. Indeed, the property would be refurbished to Code 3 standards and to achieve 10% of its energy requirements from renewable sources.
- As such, the application proposal meets all the requirements of local plan Policy H12, which supports 'rural exceptions' affordable housing.
- The application proposal is accompanied by a signed Unilateral Undertaking that will make the Old Bungalow available as a unit of affordable housing, in perpetuity. The Unilateral Undertaking has been agreed with the application's Case Officer; and with Officers in your Housing Department and Legal Department, who are satisfied that the application proposal will deliver the Old Bungalow as a unit of affordable housing, in perpetuity. Indeed, the property will always first be offered to qualifying persons on your Authority's Housing Register.
- As such, the application proposal will deliver a real planning and community benefit; and is supported by Officers on this basis. Officers have also agreed that retaining the Old Bungalow as a unit of affordable housing will not harm the character or appearance of the surrounding area, or the amenities of adjacent dwellings.
- Whilst the application proposal has come about through somewhat unique circumstances, it does not seek to circumvent the planning system – if it did, Officers would be recommending refusal. Furthermore, the application will not establish a precedent – dwellings permitted under local plan Policy H16 are normally constructed on all or some of the footprint of the dwelling they replace. That this was not possible in this case presents the opportunity to make best use of the Old Bungalow as a unit of affordable housing – a real planning and community benefit.
- The application proposal will also deliver financial contributions towards open space, sustainable transport and environmental improvements. Accordingly, the proposal complies with local plan Policy GS4.
- Officers have carefully considered the application proposal and have recommended permission. I hope you'll endorse this recommendation and that my comments have been of assistance. Thank you for listening.