

Planning Application Response of Planning Policy

Application No:	APP/23/00471
Site Address:	Land of North of Fire Station (Blue Star Land), Waterlooville
Development:	Outline planning application for a residential development of up to 69 dwellings with access from Laxton Leaze and emergency access from Ellisons Crescent and all other matters reserved.
Case Officer:	Arleta Miszewska
Comments by:	Jade Ellis
Date of Comments:	30 th June 2025

These comments replace the planning policy consultation response dated 31st August 2023. It is noted that the description of development has been revised from 'up to 90 dwellings' to 'up to 69 dwellings'.

Policy Status:

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the [Hampshire Minerals and Waste Plan](#), provide the development plan for the borough.

It should be noted that the Council is progressing a new Local Plan – the full Draft (Regulation 18) Building a Better Future Plan is subject to consultation until 1 July 2025 which may only be afforded limited weight at this stage.

The Council's Housing Delivery Position Statement was withdrawn by the Council on 19th March 2025.

The following Adopted Local Plan policies are of particular relevance:

- CS9 – Housing
- CS16 – High Quality Design
- CS13 – Green Infrastructure
- CS17 – Concentration and Distribution of Development within the Urban Areas
- CS21 – Developer Requirements
- DM1 – Recreation and Open Space
- DM10 – Pollution
- DM13 – Car and Cycle Parking in Residential Development
- DM23 – Sites for Brent Geese and Waders
- DM24 – Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development
- AL1 – Presumption in Favour of Sustainable Development
- AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements

- W125 – West of Asda/ Blue Star Site

Principle of Development:

The site lies within the urban area as defined by policies CS17 and AL2 in the context of the adopted local plan. The site is allocated for 50 dwellings and main town centre uses under Policy WA2/Ref W125 in the Adopted Local Plan. There is therefore a presumption in favour

of sustainable development subject to other considerations including various site specific development requirements set out within the allocation.

It is also noted that the Draft Building a Better Future Plan proposes to retain the site as an allocation (reference 21, SHELAA WA07) with an indicative yield of 69 dwellings.

Development Requirements

Both site allocation policies set out development requirements which should be considered as part of any formal planning during the determination of this application. In addition, commentary on some key issues is offered below.

Affordable Housing

Policy CS9 of the Adopted Local Plan seeks to deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more. The proposed development would provide 30% affordable housing which would be policy compliant.

The Council's Housing Manager will be able to provide further advice in terms of the type and tenure of housing that should be provided.

Housing Mix

Core Strategy Policy CS9 indicates that housing proposals should provide a mix of dwelling types, sizes and tenures which help meet identified housing need and contribute to the development of mixed and sustainable communities.

The Council's [Housing Needs Analysis 2023](#) provides the latest evidence on identified housing need. Table 4.1 of the report indicates the following estimate need by size of housing in Havant:

Table 4.1: Estimated Size of Housing Required in Havant (2020-43)

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Households requiring...	8%	25%	46%	21%

Source: Edge Analytics; Census 2021; Turley analysis

Whilst paragraph 6.14 of the submitted Planning Statement (August 2024) indicates that a range of dwellings could be delivered, from one and two-bedroom flats to four bedroom detached houses, it this is matter reserved from consideration at this stage.

Housing Density

The Draft Building a Better Future Plan identifies most of the site as falling within one of the opportunity areas (as defined by Policy 13) to achieve a minimum density of 55 dph net. The submitted Planning Statement indicates that based on the net developable area, the development would have a density of 56.6dph (paragraph 6.19). It is therefore concluded that the development proposals would make an efficient use of land.

Parking

The original submission proposed maximum car parking standards for the town centres. However, the site is clearly separate from the town centre through in clear proximity to it. On

this basis, the planning policy response dated 31st August 2023 advised that the level of parking should be based on the minimum car parking requirements as set out in the Council's Parking SPD.

The updated Transport Assessment (September 2024) indicates that parking will be provided based on minimum car parking standards for C3 use as set out in Table 3.1. As such a policy objection would not arise.

Five year housing land supply

The Council's Five Year Housing Land Supply Update (March 2025) indicates the Council has 1.8 years supply with a 20% buffer applied. This is below the five year supply threshold, and as such there is normally a presumption in favour of sustainable development (para 11d of the NPPF). The tilted balance means that permission should only be refused where the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Conclusion

The principle of the development of this site is acceptable subject to other material considerations. The site's proposed capacity of 69 dwellings is acceptable, having regard to the site's location within one of the defined opportunity areas to achieve a minimum density of 55 dph net. The scheme now proposes parking based on the minimum car parking standards as set out in the Parking SPD, as such a policy conflict would not arise.