

Planning Policy Comments

Application No	APP/22/01231
Address	Palk Road, Bedhampton
Development	90 dwellings and associated car parking, landscaping
Case Officer	AM
Comments By	JB
Date of Comments	15 February 2023

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 Havant Borough. The Council has also adopted a [Housing Delivery Position Statement](#), which is a material consideration in the determination of applications.

Principle of Development

Part of the site is allocated for residential in the Site Allocations Plan (Policy HB1; site H19). Allocation policy HB1 (site H19) sets out site opportunities, constraints and development considerations.

The remainder of the application site is not currently allocated for development. However, it does fall within the Urban Area / the Settlement Boundary under adopted policies AL2 and CS17. The principle of sustainable development is therefore accepted in this location.

Five Year Housing Land Supply

Further support for the principle of residential development arises from the Council's five year supply position. The Council cannot currently demonstrate a five year supply, and in line with the NPPF, the tilted balance is therefore engaged.

The Housing Delivery Position Statement (HDPS) 2022 recognises that sites not yet identified through local policy will be needed in order to meet housing need and significantly boost housing supply in the short term. However, Decision Making Principle 4 makes clear that, even in this context, proposals will need to demonstrate that they constitute 'sustainable development' in accordance with the NPPF, by showing that:

- The remaining requirements of the Development Plan and decision making principles set out in the Statement are complied with; and
- There will not be a significant and demonstrable adverse effect from the development where mitigation is provided to the satisfaction of the local planning authority, taking into account advice from statutory consultee(s).

The contribution a 90-unit scheme would make to housing supply is acknowledged and welcomed. Nevertheless, this does not indicate that permission must be granted, and other factors may still be weighed in the planning balance. Key matters are discussed below. In particular, it must be noted that flood risk is one of the matters noted in footnote 7 of the NPPF as relevant in the context of the tilted balance.

Flood Risk

The Hermitage Stream runs to the South East of the site. The vast majority of the site lies in present day Flood Zone 1, but a substantial part in the southern east of site is at risk of flooding once climate change is taken into account. Flood Risk is therefore a key consideration in determining whether development here is acceptable. In line with local and national policy and guidance a site specific Flood Risk Assessment and a Sequential Test are required to support the application.

The applicant has submitted a Flood Risk Assessment but no Sequential Test. The submitted Flood Risk Assessment (dated December 2022), at section 2.19 claims that a sequential test is not required, on the basis that the site is allocated. However, this ignores the fact that entirety of site is not allocated, and that notably it is the non-allocated part in the south that is at risk of flooding once climate change has been taken into account.

For the avoidance of doubt, the Council is clear that future risk is relevant to the application of the sequential test. The Council's Sequential Test Guide (section 3.3) makes this clear, and paragraphs 159 and 162 of the NPPF confirm that future risk is relevant to the sequential approach. Further, the 2022 update to national Planning Guidance on Flooding <https://www.gov.uk/guidance/flood-risk-and-coastal-change> confirms that future flood risk is relevant to the application of the sequential test.

A sequential test will need to be submitted before the application can be determined.

If the applicant can demonstrate that there are no reasonably available alternative sites at lower risk of flooding, the exception test will need to be satisfied. It is noted that the submitted FRA seeks to satisfy this test in part by showing that the development will be safe for its lifetime.

The FRA is underpinned by hydraulic modelling for the site, to determine the flood extent for the 100 year flood event plus a 37% climate change allowance. The resulting flood outlines is shown at Figure 4-2 of the FRA. The applicant states that the Environment Agency has accepted this modelling as acceptable. The Council has seen evidence of this in the context of another nearby application, but the applicant does not appear to have submitted written evidence of this in relation to the scheme under consideration here. It is recommended that the acceptability of the modelling to the EA should be confirmed.

It is noted that the applicant in their Planning Statement states that the proposed scheme has been designed to ensure that all residential development is located outside of the 100 years plus 37% allowance for climate change flood outlines. It would be helpful if the applicant could submit a plan showing the proposed site layout overlaid onto the modelled future flood outline to confirm this statement.

Overall, it is considered that the policy requirements in regard to flood risk have not yet been satisfied, a sequential test not having been submitted. Only once this has been satisfied is it appropriate to consider whether the development will be safe, by reference to the information already submitted and the additional information requested above.

In the absence of the above, fundamental questions remain regarding the acceptability of the proposal in the light of flood risk. Nevertheless, a few additional comments are offered below on other matters of detail.

Housing Mix

It is welcomed that the proposed scheme provides a policy compliant level of affordable housing at 30%, as well as providing a mix of sizes, including 2-bedroom dwellings, for which there is a noted need in the borough. The Council's Housing Team will be able to advise further on the affordable housing mix.

The Hermitage Stream

The importance of this stream is addressed in policy AL7, with development proposals that positively contribute to the improvement of the Hermitage Stream being supported. The form of development and its detailed design, together with the landscaping treatment in the south and west of the site should be carefully considered.

Parking

It is noted that the applicant's Planning Statement confirms that consideration has been given to HBC's Parking Standards SPD and a suitable, justified parking scheme has been devised and set out in the Transport Assessment. Consideration should be given as to whether standards have been met.

It is welcomed that the proposal includes the provision of electric vehicle charging infrastructure for each dwelling.