

Planning Application Response of Planning Policy

Application No:	APP/22/01054
Site Address:	Land adjacent to Bunting Gardens, Waterloo, PO8 9UP
Development:	Construction of 3No. 4 bedroom dwellings with associated parking and landscape works
Case Officer:	Lesley Wells
Comments by:	Jade Ellis
Date of Comments:	20 th January 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 the borough.

The following policies are of relevance:

- AL1- Presumption in Favour of Sustainable Development
- AL2- Urban Area Boundaries and Undeveloped Gaps Between Settlements
- CS9 – Housing
- CS13 – Green Infrastructure
- CS16 – High Quality Design
- CS17- Concentration and Distribution of Development within the Urban Areas
- CS19 – Effective Provision of Infrastructure
- CS21 – Developer Requirements
- DM1 – Recreation and Open Space
- DM10 – Pollution
- DM13 – Car and Cycle Parking on Residential Development
- DM24- Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development

Principle of Development:

The site lies within the built-up area as defined by Policies CS17 and AL2 of the Adopted Local Plan and as such, there is a presumption in favour of sustainable development, subject to other material considerations.

Loss of Open Space:

As the proposals would result in the loss of open space, Policies CS13 and DM1 are of relevance. Policy CS13 generally protects green infrastructure and includes a presumption against proposals that adversely affect green infrastructure unless superior alternative provision can be provided. Policy DM1 sets out the exceptional circumstances in which development of existing open space may be permitted:

- 1. It has been demonstrated that there is a surplus of provision according to the local standards set out in the council's Open Spaces Plan or any subsequent review of the plan; and*
- 2. It has been demonstrated that the land cannot reasonably be converted to another type of open space for example green infrastructure for which the council's Open Spaces Plan has identified a deficit.*

or

Where there is no identified surplus of the original type of open space, contributions to new provision of an equivalent or improved standard, both in terms of quality and quantity, will be required in line with the council's Open Spaces Plan and developer contributions policy.

Criterion 3. relates to sites in the Solent Wader and Brent Geese Strategy of which this site is not one.

Though the site falls below the study threshold (being less than 0.2ha), the [Open Space Strategy](#) defines the site as falling within the definition of 'amenity greenspace':

Amenity Greenspace (most commonly, but not exclusively in housing areas) - including informal recreation spaces (private or open to the public), roadside verges, greenspaces in and around housing and other premises e.g. hospitals, schools and colleges, industrial and business premises and village greens. May include other typologies, most frequently Provision for Children and Young People.

The Strategy concludes there is currently surplus in this type of open space, and although the gap reduces there would still be a surplus in 2036. As such, it would be possible for the proposal to demonstrate compliance with criterion 1. In this respect, it is noted that the agent has only addressed criterion 1. But it should be noted that Policy DM1 also requires it to have been demonstrated that the site could not reasonably converted to alternative open space provision under criterion 2.

It is noted that there is an identified surplus of amenity greenspace, and as such, the latter part of the policy does not apply. It is however, noted that the Communities Team have been consulted in respect of the loss of open space provision.

Design

The adopted local plan requires high quality design in all development under policy CS16 High Quality Design (Core Strategy).

Parking:

The proposals would need to ensure that appropriate parking provision is provided in accordance with Policy DM13 and the Council's Parking SPD.

Conclusion:

The proposal would result in the loss of amenity greenspace and as such Policies CS13 and DM1 are of relevance. Whilst the surplus of this type of open space provision is noted, the applicant needs to address both criterion 1 and 2 of Policy DM1 in order to demonstrate the loss of open space is acceptable in policy terms. In particular, it is noted that the applicant has not addressed whether the site could be reasonably converted to a different type of open space provision.