

PLANNING APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/22/00837
Site Address:	Land at Cowplain School, Hart Plain Avenue, WaterlooVille
Development:	Erection of a 64 bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking and landscaping.
Case Officer:	Arleta Miszewska
Comments by:	Emma Chisnall
Date of Comments:	23 rd February 2023

This is a re-consultation request. Previous comments were submitted in November 2022

Policy Status

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the Hampshire Minerals and Waste Plan form the development plan for the borough. The Council has also adopted a [Housing Delivery Position Statement](#), which is a material consideration.

The following policies within the Adopted Local Plan (ALP) are of particular relevance:

- CS1 | Health and Wellbeing
- CS9 | Housing
- CS21 | Developer Requirements
- CS16 | High Quality Design
- CS14 | Efficient use of resources
- CS17 | Concentration and distribution of development within the urban areas
- DM8 | Conservation, Protection and Enhancement of Existing Natural Features
- DM1 | Recreation and Open Space
- DM13 | Car and Cycle Parking on Residential Development
- DM10 | Pollution
- DM7 | Elderly and Specialist Housing Provision
- AL1 | Presumption in favour of sustainable development

Principle of development

A planning application has been submitted to develop part of the land on Cowplain School, WaterlooVille with a 64-bed care home and 6 additional dwellings.

The site lies within the urban area as defined by policies AL2 and CS17 of the Local Plan. There is a presumption in favour of sustainable development in these areas.

The NPPF provides clear guidance that the role of sport and recreation is a fundamental part of sustainable development. Furthermore, it acknowledges that access to high quality sport and recreation facilities can make an important contribution to the physical and mental health and wellbeing of communities.

At a local level policy DM1 (Core Strategy) is relevant. Policy DM1 states that development of existing open space, including play spaces, playing fields, pitches, courts and allotments, for alternative uses will only be permitted where the following criteria can be met:

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.

3. If the land has been identified within the South East Hampshire Coast Brent Goose Strategy (2002) as providing habitat for Brent Geese then it must be demonstrated that any impact on this habitat can be fully mitigated.

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.

It is noted that a football pitch would be affected and partially lost as part of the proposals, and that the athletics track is to be developed. In terms of football provision, the Borough's [Play Pitch Strategy](#) considers football provision in a range of scenarios, but as a sub area Waterlooville has good levels of supply and capacity when all pitch sizes are considered. As such criterion 1 and 2 of Policy DM1 would apply.

Whilst the Play Pitch Strategy does not provide demand and supply analysis for athletics, it should be noted that this is the only athletics site in Havant Borough, which the study specifically recommends be protected through planning policy. The latter part of the policy where "there is no identified surplus" would therefore be relevant.

Whilst additional information has been supplied since the original application was submitted this would not appear to address criterion 1 and 2 of policy DM1. However, the information proposes improvements to the pitch and surrounding drainage via a separate planning application and would therefore comply with the final paragraph and criterion of DM1 considering that the works proposed would result in a quantitative improvement to the existing standard. Pending a condition being included with the application this improvement has removed Sport England's objection to the proposal and therefore this would need to be considered as part of the planning assessment and balance as not all of the policy has been complied with.

Sport England

Sport England previously raised an objection to the proposal and requested further details relating to:

- *The proposed pitch quality improvements/drainage including its planning status;*
- *Ongoing maintenance and management arrangements to ensure the pitch improvements are maximised and remain fit for purpose;*
- *School's intention to enter into a community use agreement, to provide improved security of access to community users.*

Following this the applicant has submitted additional information to address the above. A separate drainage application has been made under APP/22/00838. Maintenance and management details have also been submitted and it has been confirmed that the school is

willing to enter into a community use agreement. As a result (and pending conditions to be attached to any permission granted) Sport England have removed their original objection.

Other Considerations

5 Year Supply

The Council's [Five Year Housing Land Supply Update \(November 2021\)](#) indicates that the Council has 3.9 years supply with a 20% buffer applied. This is below the five year supply threshold. The lack of five year supply triggers a presumption in favour of sustainable development, in line with paragraph 11d of the NPPF. The scheme's potential contribution to the 5 year supply must be afforded weight in the overall planning balance, albeit the care home element of the scheme would be on a proportionate basis equivalent to 35 dwellings (64 bed / 1.8 persons).

Parking

The proposals would need to ensure that appropriate parking provision is provided in accordance with Policy DM13 and the Council's Parking SPD for both the dwellings, care home and school.

Retirement and Specialist Housing

There is an established need for retirement and specialist housing within the Borough. However, this would need to be in line with policy DM7 of the ALP to ensure requirements such as access, parking, on-site amenity space and servicing such as storage for mobility scooters and wheelchairs etc are provided.

BREEAM

ALP Policy CS14 set out standards for Efficient Use of Resources and Low Carbon Design, with the level standards expected to be achieved according to the gross amount of floorspace to be built. The gross floor space amount proposed in the application is 3548.4 sqm which would trigger the development to meet the BREEAM standard 'very good'.

Conclusion

Although the principle of the development is established and Sport England have now removed their original objection, the proposal would be considered to not comply in full with policy DM1.