Land at Victoria Road, Waterlooville, Hampshire

Planning Statement

Outline Application

Prepared on behalf of Mr M Todd

Document Control

Document	OUTLINE PLANNING STATEMENT
Project	LAND AT VICTORIA ROAD
Client	MARTYN TODD
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1. INTRODUCTION

1.1 Chris Flint Associates has been instructed by the applicant, to prepare a Planning Statement in support of the submission of an Outline Planning application made to Havant Borough Council (hereafter referred to as HBC). The development proposes the redevelopment of land at Victoria Road.

1.2 The description of development is as follows:

Following demolition of the existing 3 bedroom bungalow and commercial property construction of 29 one and two bedroom apartments with refuse and cycle storage, car parking and soft and hard landscaping.

1.3 This Planning Statement analysis the application site, surrounding areas and locality. It sets out the key policy context and planning considerations, demonstrating why the proposed development is appropriate in relation to the above, and technical and environmental considerations relevant to the site.

1.4 Having regard for the site context, site constraints, and local validation requitements, the application, along with this planning Statement, is supported by, and should be read alongside all of the plans and documentation listed below:

CFA / FULL / 01,02,03,04,05,06,07
Landscaping details
Transport statement.

1.5 This Planning Statement should also be read in conjunction with the accompanying plans and technical reports.

2. THE SITE AND LOCALITY

Site Description

2.1 The site is 0.153 ha in size figure 1 and is located within the jurisdiction of Havant Borough Council and is situated within the built-up area boundary of Waterlooville. The site is relatively flat and currently consists of several small commercial units and a detached bungalow. Access to the site is currently gained via Victoria Road, adjacent to London Road, North-west of the site and provides both pedestrian and vehicular access onto Waterlooville Highstreet where various local services and facilities can be accessed by foot.

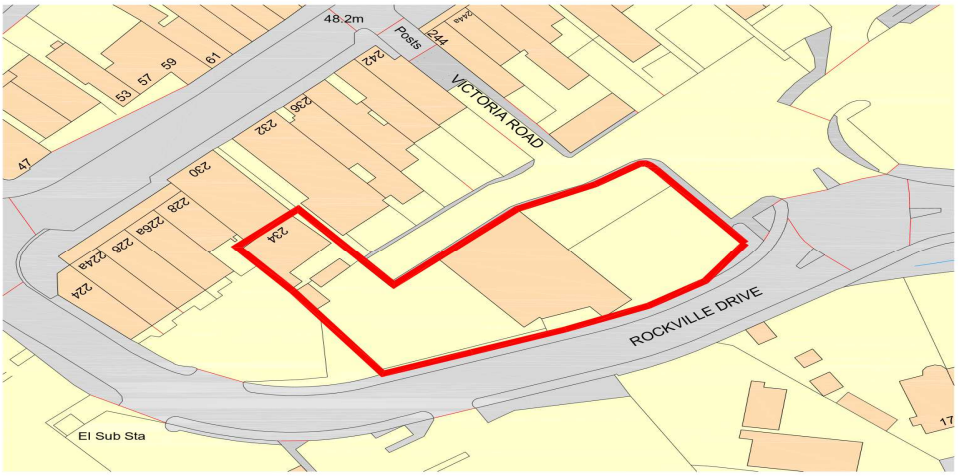

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Figure 1 Application Area

Site Locality and Surrounding Network

2.2 The site is situated within a high sustainable urban location that is physically well related to the surrounding built environment and strategic road networks. The site has strong defensible boundaries consisting of Rockville Drive to the south and London Road to the north-west which provides direct access to the A3 and then onto the A3 (m). Existing development is situated adjacent to all the site's boundaries.

2.3 Adjacent to the sites northern boundary is Waterlooville Highstreet where various services and facilities can be easily assessed including but not limiting to a Post Office, Pharmacy, Banks, superstores and various restaurants and public houses.

2.4 The site is not subject to any statutory designations, nor is it located within an AONB. The site is situated within a Flood Zone 1.

2.5 The overall character of the immediate vicinity is urban with various mix uses including residential units. Although there is no dominant design style present within the site's immediate vicinity, several 3, and 4 storey buildings are situated within close proximately to the site.

3. PLANNING HISTORY

3.1 The following planning history has been taken from Havant Borough Council planning pages.

3.2

APP/17/00568
Variation to condition 3 of Planning Permission APP/15/00030 to allow car parking spaces 1-13 to be used for the purposes of car valeting in association with units C

and D; also to allow the opening of the car valeting service from 08:00 to 19:00 Mondays to Saturdays and 10:00 to 16:00 on Sundays. (Revised details)

3.3

APP/17/00244
Retention of 1No. externally illuminated fascia sign and 1No. externally illuminated freestanding sign.

3.4

APP/15/00030
Variation of Conditions 5, 6 and 7 of Planning Permission 17055/5 in order to allow continued use of Unit D and associated parking spaces for car valeting.

3.5

APP/11/01505
Variation of condition 5, 6 and 7 of Planning Permission 17055/5 to permit the use of plant and machinery, and the use of the open area for purposes in connection with the uses of the units as set out on the submitted plans.

3.6

17055/5
New garage workshops (as amended by two letters, plan and material sample received 25.1.84. and letter received)

4. PRE-APPLICATION CONSULTATION

4.1 The overall response from the planning department on the pre-application advise was considered positive and forms the framework for the application.

4.2 The site lies within the built up area where residential development is considered acceptable in principle under policies CS17 (Havant Borough Local Plan (Core Strategy) 2011) (CS) and AL2 (Havant Borough Local Plan (Allocations) 2014 (AP). The site is also located in Waterlooville Town Centre in the adopted plan.

4.3 Policy CS6 of the CS sets out regeneration ambitions for Waterlooville Town Centre and supports a sustainable mix of uses. More detail on acceptable uses is set out in Policy AL3 of the AP. The focus of this policy is on the retail frontages. This site fronts onto Victoria Road, which is not an established retail frontage and as such the policy to retain a percentage of the frontage in retail use does not apply.

4.4 Policy CS6 states that: Planning permission will be granted for development which positively contributes by type of use and design and by its comprehensive approach to the social, economic and/or physical regeneration of the whole borough; particularly when it is focused in the following places as shown on the Proposals Map: 2. Waterlooville Town Centre, with particular focus on: a. London Road public realm. b. Integration of Major Development Area. c. Connectivity with Wellington Retail Park. d. Improved car and cycle parking, public realm and a sustainable mix of uses.

4.5 Policy AL3 (AP) states: Policy AL3 Town, District and Local Centres Planning permission will be granted for development proposals that (amongst other matters): 1. Provide main town centre uses in the town, district and local centres as defined on the Policies Map, and so contribute to their vitality and viability. The focus of this policy is on the retail frontages.

4.6 This site fronts onto Victoria Road, which is not an established retail frontage and as such the policy to retain a percentage of the frontage in retail use does not apply. The Housing Delivery Position Statement March 2022 recognises the need to significantly boost housing supply in Havant Borough, the Council continues to support the principle of housing development on emerging site allocations that were proposed for allocation in the now withdrawn HBLP. Significant preparatory work has been carried out on these sites since the start of production of the HBLP in 2016, and they have also been subject to formal consultation.

4.7 The site lies within TC3 Waterlooville Town Centre with an indicative No. of dwellings being shown as 600 (for the whole area).

4.8 The importance of the provision of residential uses within Town Centres to provide much needed housing and to potentially enhance footfall to retail / leisure uses and enhance the night time economy is recognised in the NPPF. Paragraph 86 states: Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should (amongst other matters): f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

4.9 The Council's Five Year Housing Land Supply Update (November 2021) indicates the Council has 3.9 years' supply with a 20% buffer applied. This is below the five year supply threshold, and as such there is a presumption in favour of sustainable development (para 11d of the NPPF).

4.10 The Council adopted a Housing Delivery Action Plan in January 2021 which outlines the Council's response to the lack of a five year housing land supply. It is noted that the proposed scheme is not in the five year supply and therefore would boost. the supply if granted permission. Significantly, however, it does not follow from the supply position that planning permission should automatically be permitted for development which would boost housing supply. Nevertheless, permission should

only be refused where the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

5. THE APPLICATION PROPOSAL

5.1 The application submitted is an outline application for residential development, with all matters reserved for subsequent approval. The description of development is as follows:

Following demolition of the existing 3 bedroom bungalow and commercial property construction of 29 one and two bedroom apartments with refuse and cycle storage, car parking and soft and hard landscaping.

5.2 The application proposals have evolved in response to the feedback received through pre-application enquiry made to Havant Borough Council.

5.3 The design of the scheme is illustrative but as demonstrated within the accompanying plans and Design and Access Statement, it responds positively to the surrounding locality of the area through careful consideration of materials and the adoption of a fabric first approach.

5.4 The architecture form, character and materials have been carefully chosen to create a clear demarcation between materiality and colour. This defines and encourages pedestrian movement throughout the scheme and surrounding locality whilst also creating visual linkages to the surrounding area.

5.5 The layout is landscape led and has been sensitively designed with the developable area of the site being significantly pulled back from the site boundaries with additional planting proposed to ensure a strong buffer is provided around the site. The site itself will then be softened with additional planning to provide ecological and landscape benefits.

5.6 The illustrative layout shows that a high-quality scheme of 29 dwellings (see accommodation schedule) can be achieved on this site. The proposals also included a policy compliant affordable housing unit. The scheme has been designed with a tenure blind approach so that affordable housing units are undistinguishable from the market units. An indicative mix is included with this application.

5.7 Providing this application is approved, the precise layout and design of the scheme will be agreed at the reserved matters stage of the application. A full justification for the proposed design can be found in the accompanying Design and Access Statement. The illustrative site layout submitted with this application is shown below:

illustrative site layout

6. PLANNING POLICY CONTEXT

6.1 This section sets out the relevant planning policy at national and local levels, section 7 of this Planning Statement, sets out how the proposal accords with the outlined policy in more detail.

6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, in the determination of planning applications, decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.

6.3 This section will first note the national polices of relevance before focusing on the local policies considered of most relevance to the consideration of the proposal for the site. Section 7 will then discuss the principle of development, as it relates to the relevant policies and why the scheme is considered acceptable when taking into account the adopted plan and identified material considerations.

Planning Policy Framework

National Planning Policy Framework

6.4 The most recent National planning Policy Framework (NPPF) was published in July 2021 and establishes a presumption in favour of sustainable development. **Paragraph 2** states that the NPPF is a material consideration in planning decisions.

6.5 **Paragraph 11** stresses that the plans and decisions should apply a presumption in favour of sustainable development. For plan-making, all plans should promote a sustainable pattern of development that seeks to meet the development needs of their area. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay or where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

- The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

6.6 In terms of determining applications, **paragraph 38** states that it is a requirement for local planning authorities to approach decisions in a positive and creative way. Planning authorities should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area whilst seeking to approve applications for sustainable development where possible.

6.7 **Paragraph 47** states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. It encourages that decisions on applications should be made as quickly as possible.

6.8 **Paragraph 55** of the NPPF states that conditions can be used to make a development acceptable, where it might otherwise be unacceptable, however, these should be kept to a minimum and only imposed if necessary.

6.9 **Section 5** on housing sets out that the Government is committed to 'significantly' boosting the supply of homes in order to meet local needs and help make sure that land with permission is developed without unnecessary delay.

6.10 In line with **paragraph 60, paragraph 62** seeks the delivery of a wide choice of high-quality homes, to meet the needs for different groups of the community.

6.11 **Section 11** relates to making the most effective use of land to make sure that decisions meet the need for housing as effectively as possible whilst improving the environment and making safe and healthy communities.

6.12 Design is covered in **Section 12**, where the Government attaches great importance to the design of the built environment. This section highlights that good design is a key aspect of sustainable development, that should be indivisible from good planning, which in turn should contribute positively to making places better for people. Applications should also incorporate trees within the development wherever possible.

6.13 **Paragraph 130** states that new development should be sympathetic to local character, history, surrounding built environment and landscape setting.

National Planning Policy Guidance (NPPG)

6.14 Planning Practice Guidance (PPG) was published online in March 2014, with periodic updates occurring as national policy is changed refined or reformed. Its advice that:

The National Planning Policy Framework represents up-to-date Government planning policy and must be taken into account where it is relevant to a planning application or appeal. If decision takers choose not to follow the National Planning Policy Framework, clear and convincing reasons for doing so are needed. A development that is consistent with the National Planning Policy Framework does not remove the requitement to determine the application in accordance with the development plan unless there are other material considerations that indicate otherwise.

National Design Guide 2021

6.15 The National Design Guide sets out the Government's commitment to achieving better design. A framework for how this will be achieved is provided. Underpinning the guidance are ten 'characteristics of a well-designed place. These are illustrated below:

Local Planning Policy

6.16 The adopted Havant Borough Local Plan consists of the Local Plan Core Strategy (March 2011) and the Local Plan Allocations (July 2014). The key polices relevant to this planning application are summarised below.

6.17 Following a full Council meeting HBC have agreed to withdraw the new Local Plan which was announced on 17th March 2022 and develop a revised plan. Consultation on the Building a Better Future Plan will run from Monday 3rd October 2022 until Monday 14th November 2022.

Local Plan (Core Strategy)

6.18 Policy CS1(8) Health and Wellbeing supports development that encourages pedestrian and cycle movement.

6.19 Policy CS6 of the CS sets out regeneration ambitions for Waterlooville Town Centre and supports a sustainable mix of uses.

6.20 Policy CS8 seeks to promote community safety through good design, natural surveillance and well-lit routes.

6.21 Policy CS9 sets out the Council's requirements for new housing proposals, planning permission will be granted for housing proposals that will:

- Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026.

- Deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more an secure a suitable contribution, or on-site provision, equivalent to on average 30-40% on smaller housing developments between 5 and 14 dwellings, unless a lesser requirement has been transparently justified on viability grounds

- Ensure mixed communities are created through the planned distribution and avoidance of a concentration of affordable housing.

- Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.

- Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.

- Provide accommodation for the ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care.

- Contribute to achieving 450 extra-care dwellings between 2006 and 2026.

- Ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land so as to avoid unnecessary development on greenfield urban extension sites.

6.22 Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough states that planning permission will be granted for development that recognises the importance of the borough's natural and heritage assets.

6.23 Policy CS13 Green Infrastructure seeks to maintain, manage, incorporate, and improve existing and new green infrastructure provision.

6.24 Policy CS14 promotes the efficient use of resources through the use of renewable energy, efficient building design and sustainable construction.

6.25 Policy CS15 Flood and Coastal Erosion Risk states that all development will be required to ensure that there is no net increase in surface water run-off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate. Where SuDs are provided, arrangements must be put in place for their whole life management and maintenance.

6.26 Policy CS16 High Quality Design provides detailed criteria to ensure that development is designed to a high standard to help create places where people want to live, work and relax. The policy seeks to ensure proposals reflect local context, produces a positive relationship between buildings, streets, and spaces, contributes

to the improvement of the public realm, meets the needs of those with disabilities, promotes mixed use developments, mitigates negative environmental impacts and adapts to the changing needs of users and the changing climate over the lifespan of the building.

6.27 Policy CS17 Concentration and Distribution of Development within the Urban Areas states that development in the non-urban areas will only be permitted if it is consistent with the policies for the countryside set out in national policy.

6.28 Policy CS20 Transport and Access Strategy promotes development which, amongst other things, improves accessibility to goods, services, and employment. Criteria 7 is of relevance as it seeks to improve highway, cycling and pedestrian links between the western built up area of the borough (Waterlooville) and the eastern area of the borough (centred on Havant) to create a strong east/west communication axis that passes through Dunsbury Hill Farm/Leigh Park.

6.29 Policy CS21 Developer Requirements sets out the on-site, off site and financial contributions which will be sought to support infrastructure provision in the borough.

Local Plan (Allocations)

6.30 Policy AL1 Presumption in Favour of Sustainable Development reiterates the approach set out in the NPPF to secure development that improves the economic, social and environmental conditions in the area.

6.31 Policy CS6 of the CS sets out regeneration ambitions for Waterlooville Town Centre and supports a sustainable mix of uses. More detail on acceptable uses is set out in Policy AL3 of the AP.

6.32 The site lies within TC3 Waterlooville Town Centre with an indicative No. of dwellings being shown as 600 (for the whole area).

6.33 DM18 Protecting New Development from Pollution states that planning permission will be granted for development provided that projected levels of air, noise, vibration, light, water or other pollution do not have significant negative affect on the amenity of future occupiers or users of the proposed development.

6.34 Policy DM23 Sites for Brent Geese and Waders states that planning permission will be granted for developments that avoid important sites for Brent Geese and/or waders outside of the statutory designated areas, identified on the Policies Map.

6.35 Policy DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development states that planning permission will be granted for residential developments that avoid or mitigate a likely significant effect on the SPAs, caused by recreational disturbance through the in-combination effect of net additional dwellings.

The Housing Delivery Positing Statement

6.36 As the Local Plan was adopted over 5 years ago, the Council's housing target is now derived from the Governments Standard Methodology rather than the adopted target. The most recent calculations of housing need state that a minimum of 504 dwellings per year is required. HBC have also acknowledged their inability to provide a robust 5 Year Housing Land Supply as required by national policy. As outlined within HBC most recent Five-Year Housing Land Supply Update (November 2021). To this date HBC currently identify a housing land supply equivalent to 3.9 years. Therefore, as stated within paragraph 11 of the NPPF the presumption in favour of sustainable development has been engaged.

6.37 In response to this, HBC have prepared The Housing Delivery Positing Statement, which will help guide development in the local area until the new Local Plan is adopted.

6.38 The Housing Delivery Positing Statement does not form part of the development plan and carries limited weight in decision making but is a material consideration intended to illustrate how housing applications will be assessed.

Other Relevant HBC Planning Documents

- Borough Design Guide SPD (2011)
- Parking Supplementary Planning Document (2016)

7. REVIEW OF THE REQUIREMENTS OF THE HOUSING DELIVERY POSITION STATEMENT

7.1 The NPPF clearly outlines that the Governments standard methodology for assessing housing need should be applied for assessing the supply and delivery of housing targets of which the local plan is over the age of 5 years.

7.2 The Housing Delivery Position Statement provides a guide to locating appropriate development in the absence of up-to-date housing policies and a five-year housing supply. However, it does not carry the same weight of an adopted development plan. Therefore, it should only be considered alongside other material considerations such as the Council's inability to demonstrate a 5-year supply of housing.

7.3 The Housing Delivery Position Statement has been produced to facilitate the delivery of housing sites, in doing so a set of decision-making principles as to which sites may be appropriate have been outlined. The below summarises and demonstrates how each relevant decision-making principle has been adhered to:

Decision Making Principle 1-Application of the Titled Balance and the Habitats Regulation

In line with paragraph 11 d) of the NPPF, the contribution that development proposals would make to housing supply will be given substantial weight. As such, planning permission will be granted unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the polices of the Framework taken as a whole.

Housing Proposals will be expected to be subject to detailed pre-application discussions, including public consultation undertaken by the developer prior to the submission of any formal planning application.

7.4 As demonstrated within section 4 of this Planning Statement, HBC have acknowledged that the proposed residential development of this site would make a significant contribution towards HBC's 5YHLS.

7.5 Extensive pre-application consultation was undertaken with HBC, and the local community ahead of the submission of this Outline application. Letters have also been sent to the immediate neighbours of the site updating them of the imminent submission and providing them with an opportunity for early queries about the proposals to be raised. The consultation undertaken is appropriate to the type and scale of development proposed at this Outline application stage. A copy of the letter is attached within appendix 1 of this statement.

Decision Making Principle 4-Sites not in accordance with the Development Plan where the principle of development has not been previously identified

Development proposals not in Table 1 and not in accordance with the Development Plan will need to demonstrate that they constitute 'sustainable development' in accordance with the NPPF, by demonstrating that:

- *The remaining requitements of the Development Plan and decision-making principles set out in this statement are complied with; and*
- *There will be no 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)*

Substantial weight will be given to the material consideration of housing supply, considering the Borough's five-year supply position at the point of determination.

7.6 As outlined with section 6 of this Planning Statement, the site is located within allocation TC3 Waterlooville Town Centre. For ease of reference, the allocation is set out below:

7.7 Notwithstanding the above, Decision-Making Principle 4 states that substantial weight will be given to the material consideration of housing supply. As demonstrated throughout this Planning Statement, the proposals will deliver much needed new homes, including affordable homes, to meet local and national needs to assist in tackling the housing crisis and help HBC meet their requirement to demonstrate a 5-year supply of deliverable homes.

7.8 In addition to the above, proposals will need to demonstrate they are deliverable in line with the definition in Annex 2 of the NPPF.

7.9 This Statement will go on to demonstrate that the proposal is a sustainable development, assessing the scheme against the local and national policies of relevance and demonstrating compliance. This statement will also demonstrate that there will not be a significant and demonstrable adverse effect from the development.

7.10 In terms of deliverability, this is defined in the NPPF as: *"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years".*

Site reference	Site		Indicative No. of dwellings
Key Projects			
TC1	Havant Town Centre		721
TC2	Leigh Park Centre		75
TC3	Waterlooville Town Centre		600
HY6	Northney Marina	See Decision Making Principle 3	40
HY17	Beachlands*		100
HY18	Eastoke Corner (north)		20
HY44	Southwood Road		35
STR1	Southleigh	See Decision Making Principle 6	2,100
HB14	Havant College Campus		65
WV7	South Downs College Car Park		95
Emsworth			
EM2	Gas Site, North Street		25
EM3	Land at Fowley Cottage		20

7.11 The proposed development fully accords with this in that the site is available now, it is in a suitable location for development now, it is considered realistic that housing will be delivered on the site within five years.

Decision Making 5-Development Quality

Residential development will be expected to:

a) Provide infrastructure which is needed to make the development acceptable in planning terms, in line with the Council's Infrastructure Delivery Plan and Developer Contributions Guide;

b) Are designed to a high standard, and, where relevant, demonstrate that design codes and guides which identify local character and distinctiveness have been taken into account; and

c) Provide a minimum of 40 dwellings per hectare based on a net developable area, or where relevant, an alternative density based on the site capacity set out in Table 1; and

d) Create new and improve existing pedestrian and cycle route linkages which connect to all parts of the development and facilitate easy and safe access to education, employment, and the natural environment for all users; and

e) Incorporate a comprehensive ecological strategy, which achieves biodiversity net gain, and includes, but is not limited to:

-The retention and integration of any protected trees and hedgerows.

-The retention and enhancement of any local nature conservation designations on or affected by the development.

-Mitigation for any protected species, including appropriate buffers.

-The creation of green linkages and wildlife corridors within and through the site, making the best use of existing natural features; and

f) Provide electric vehicle charging infrastructure for each new residential unit with private off- street parking; and

g) Meet the nationally described space standards for new homes provided; and

h) Provide outdoor private and/or communal amenity space for all residential units; and

i) Achieve a reduction in CO_2 emissions of at least 19% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate (TER) of Part L of the Building Regulations; and

j) Provide a drainage strategy suitable to the site which incorporates appropriate Sustainable Drainage Systems (SuDS) to an adoptable standard; and

k) Provide for the sustainable management and maintenance of any new 'common parts' through a legal agreement. In addition to the above, developments of 10 dwellings or more will be expected to:

l) Provide 30% affordable housing outside of Havant, Waterlooville and Leigh Park town centres; and 20% affordable housing on sites within Havant, Waterlooville and Leigh Park town centres (as defined by TC1, TC2 and TC3 on the Position Statement Maps); and

m) Deliver 30% of homes designed to meet Part M4(2) of the Building Regulations; and

n) Provide a range of dwelling types and sizes to meet local housing need, including 35% of the overall housing mix as two-bedroom homes unless locally identified need evidence indicates an alternative approach should be taken. In addition to the above, developments of 20 dwellings or more will be expected to:

o) Contribute towards a community officer, to help new residents in the development integrate into existing communities. In addition to the above, developments of 50 dwellings or more will be expected to:

p) Provide high quality on-site open space to a standard of 1.5ha per 1,000 population; and an element of play where the open space requirement exceeds 0.5ha. On greenfield sites, part of this requirement will be provided in the form of community food growing space, to a standard of at least 0.2ha per 1,000 population; and

q) Deliver 2% of homes designed to meet Part M4(3) of the Building Regulations as part of the affordable housing provision in addition to m). In addition to the above, developments of 100 dwellings or more will be expected to:

r) Support local people in accessing employment and skills training either through a financial contribution or a site-specific skills and employment plan.

7.12 This application is an Outline planning application with all matters reserved the points outlined above have not yet been fully incorporated within the illustrative proposals.

7.13 However, as demonstrated in more detail within the Design and Access Statement, the proposals have been carefully designed to sit comfortably within its context through appropriate scaling, layout and detailing. The proposals consequently represent an appropriate and legible layout that makes efficient use of the site whilst creating an attractive development that effectively relates to its surroundings.

7.14 Overall, the submitted plans demonstrate how the site can be articulated, positively responding to the locality, whilst demonstrating that the site is capable of accommodating up to (29) residential units

7.15 The submitted plans and accompanying technical reports demonstrate that the site is capable of meeting the above expectations, which will be further discussed at Reserved Matters Stage.

8. KEY PLANNING CONSIDERATIONS

Principle of Development

8.1 HBC currently have a housing land supply shortfall and are unable to demonstrate a robust five-year housing land supply (5YHLS). HBC's latest 5YHLS Update (November 2021) states that the Council has 3.9 years' supply.

8.2 HBC also currently fail the Housing Delivery test, having delivered, in the last three years, only 74% of their housing requirement.

8.3 Footnote 8 of paragraph 11(d) of the NPPF outlines that for proposals providing the provision of housing, local housing policies should be considered out of date where the authority cannot demonstrate a five-year supply of housing, or where the Housing Delivery Test indicates that the delivery of housing was less than 75% of the housing requirement over the previous three years**.**

8.4 <u>HBC cannot demonstrate a robust 5YHLS and also currently fail the Housing Delivery Test.</u>

8.5 It is therefore reasonable to conclude that <u>HBC housing policies are considered out-of-date.</u>

8.6 This significant housing supply shortfall is therefore a key material consideration, which is in favour of this application proposal. The engagement of both circumstances within footnote 8 highlight the dire housing situation in the Havant Borough and the very substantial weight that should be applied to the delivery of housing.

8.7 Paragraph 11 of the NPPF is therefore engaged.

8.8 Notwithstanding the above, Policy CS17 states that development will be permitted that concentrates new housing within the outlined five urban areas, including Waterlooville. Policy CS17 also states that development on previously developed land will be prioritised.

8.9 As demonstrated within section 2, the site is currently occupied by several dilapidated small industrial/commercial units and constitutes as previously developed land.

8.10 In addition to the above, the site is also located within Waterlooville Town centre which is situated within the TC3 Waterlooville Town Centre allocation for 600 residential dwellings.

8.11 The proposed development is therefore in accordance with the key spatial policies of the HBC Local Plan, the principle of development on the site is therefore accepted.

Character and Design

8.12 The proposal illustrates that the site is capable of accommodating a high-quality residential development that responds positively to the locality. Policy CS16 of the HBC Local Plan requires high quality design that creates an attractive safe place. Applicants must also demonstrate how the proposals will make a positive contribution to the following criteria. The below sets out each criterion of Policy CS16 and summaries how the current proposal adheres to each:

1. *Responds to, draws inspiration from and respects local context*

8.13 Whilst the application is submitted in Outline form only, the supporting documentation and plans, namely the supporting Design and Access Statement, demonstrates that the proposed scheme is capable of meeting the highest standards of design through the careful consideration of architectural form, scale and layout.

2. *Produces a positive relationship between buildings, street and spaces both existing and proposed, where the layout reduces opportunity for crime, and legible to move through.*

8.14 The illustrative scheme makes efficient use of the site and sits well in relation to the surrounding built up environment, respecting the neigh boring amenity of the adjacent properties. The layout of the site has been designed to ensure that a strong level of natural surveillance is apparent throughout the site by utilising a block structure that provides ‘eyes on the street’, with continuous building lines which create strong legible street scenes.

8.15 The proposals consequently represent an appropriate and legible layout that make efficient use of the site whilst creating an attractive development that effectively relates to its surroundings.

3. *Contributes to the improvement of the public realm close to the development, particularly sites close to town and district local centres*

8.16 The proposed development makes efficient use of previously developed land. The site is currently occupied by commercial units. The development of this site would involve the demolition of these buildings and re-development of the site to provide an attractive and safe environment that future residence can enjoy whilst providing pedestrian linkages to Waterlooville Town Centre, where various facilities and services can be easily accessed.

4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all and integrating affordable and market housing through a tenure blind approach.

8.17 This application is an Outline planning application with all matters reserved, the points outlined have not yet been fully incorporated within the illustrative proposals. However, the submitted plans and documentation demonstrate how the site can accommodate a high-quality residential development. The exact design of the site will be provided at the Reserved Matters stage of this application.

8.18 The proposals provide a policy compliant 30% affordable housing contribution and have been designed with a tenure blind approach so that affordable units are undistinguishable from the market units. They will be spread throughout the site to ensure a balanced and sustainable community. The precise layout and design of this will be disclosed within the reserved matters stage of the application.

8.19 The applicant is committed to ensuring that the proposed scale, layout, and density of development respects the surrounding area. There is a strong justification for the proposed scheme outlined, on both a design and landscape prospective and the vitality and preservation of the site's immediate locality.

5. Maximises opportunities for mix used development and encourage higher densities where appropriate.

6. Mitigates negative environmental impacts through sustainable design and construction methods

7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.

8.20 Notwithstanding the above, this is an Outline planning application with all matters reserved, the proposed site layout and plans are for illustrative purposes only at this stage, however they demonstrate that the site is capable of accommodating the proposed scheme. The proposed scheme is clearly capable of meeting the above expectations of policy CS16 which will be further factored into the scheme at reserved matters stage.

Affordable and Market Housing Statement

8.21 Policy CS9 states that planning permission will be granted for housing proposal that will deliver 30-40% affordable housing on sites of 15 dwellings or more.

8.22 The proposed development has given regard to the aims and objectives of housing delivery within HBC. Whilst it is noted that the HBC Local Plan housing policies are out of date and HBC do not have a 5-year housing land supply, we have sought to ensure the proposals reflect the need in the area.

8.23 The below table sets out the proposed indicative mix of unit's sizes and types of the development demonstrating compliance with policy, namely policy CS9. The development proposes that 8 out of the 29 units will be affordable/shared ownership.

8.24 Regard has been given towards the identified housing needs and the characteristics of the surrounding area. The proposed mix is as follows:

Block A **Ground Floor** unit 1 - 1 bedroom 2 person 51.8 sqm unit 2 - 2 bedroom 3 person 68.5 sqm unit 3 - 2 bedroom 3 person 90 sqm unit 4 - 2 bedroom 3 person 68.5 sqm	**First Floor** unit 6 - 2 bedroom 3 person 62 sqm unit 7 - 2 bedroom 3 person 68.5 sqm unit 8 - 2 bedroom 3 person 90 sqm unit 9 - 2 bedroom 3 person 68.5 sqm unit 10 - 1 bedroom 2 person 51.8 sqm unit 11 - 1 bedroom 2 person 51.8 sqm	**Second Floor** unit 12 - 2 bedroom 3 person 62 sqm unit 13 - 2 bedroom 3 person 68.5 sqm unit 14 - 2 bedroom 3 person 90 sqm unit 15 - 2 bedroom 3 person 68.5 sqm unit 16 - 1 bedroom 2 person 51.8 sqm unit 17 - 1 bedroom 2 person 51.8 sqm
Third Floor unit 11 - 1 bedroom 2 person 51.8 sqm unit 19 - 2 bedroom 3 person 68.5 sqm unit 20 - 2 bedroom 3 person 90 sqm unit 21 - 2 bedroom 3 person 68.5 sqm unit 22 - 1 bedroom 2 person 51.8 sqm	**Fourth Floor** unit 23 - 2 bedroom 3 person 75.6 sqm unit 24 - 2 bedroom 3 person 68.5 sqm unit 25 - 1 bedroom 2 person 51.8 sqm	* units 1, 5, 6, 11 and Block B as affordable units.

8.25 It is considered that the proposed indicative mix is suitable both in design terms and in achieving efficient use of the site. The applicant is committed to ensuring that the proposed scale and density of the development respects the locality. There is a strong justification for the proposed mix outlined above regarding both the importance of the preservation of the local character and making efficient use of the brown field site.

8.26 The scheme has also been designed with a tenure blind approach so that affordable units are indistinguishable from the market units.

9. TECHNICAL CONSIDERATIONS

9.1 The scheme has also been designed with and in support of a Transport Statement as follows.

9.2 This Transport Statement (TS) has been prepared by Paul Basham Associates on behalf of a private client to support an outline planning application for a residential development comprising 29no. dwellings at Victoria Road, Waterlooville.

9.3 The site is well located in relation to the existing facilities and amenities within Waterlooville Town Centre, thus presenting an excellent opportunity to promote sustainable travel and create a sustainable development.

9.4 The proposed development comprises of no.29 privately owned residential flats. Car parking has been considered against HBC's maximum standards, with the suitability of such parking considered against the local opportunities and constraints.

9.5 Cycle parking will be provided in accordance with HBC's standards, with a dedicated cycle store located on the western side of the building, and space within individual flats. Car and cycle parking will be further detailed in the supporting RM application.

9.6 Access to the site will be via a continuation of the existing carriageway. It has been demonstrated that there is sufficient space to enable two cars to pass imultaneously, or if a vehicle is in the loading bay, another vehicle can pass.

9.7 The straight alignment of the carriageway in this location doesn't make visibility a constraint to development.

9.8 The existing site has been considered to be generating 2 vehicle movements in the AM peak period, 1 vehicle movements in the PM peak period and 57 vehicle movements across a 12-hour period, which has been argued to be an under-representation of the existing traffic movements.

9.9 The proposed site is anticipated to generate 9 vehicle trips in the AM peak period, 8 vehicle trips in the PM peak period and 79 vehicle trips across a 12-hour period. A net impact assessment has been undertaken which demonstrates an additional 7 vehicle trips in the AM and PM peak periods and an additional 22 vehicle movements over a 12-hour period. Even if the site was considered to be placing all new traffic movements onto the local road network, this would be 9 AM and 8 PM movements which is negligible.

9.10 The Transport Statement has demonstrated that the proposed development would have a negligible impact on the operation of the local road network and providing a sustainable development.

9.11 Deacon Design have undertaken a comprehensive landscaping design to support the overhaul site appearance. The design seeks to enhance the character of the site whilst providing social and ecological benefits.

9.12 A full range of planting is proposed to both blocks of the development, providing a softening feel to the elevations, full details of the design can be found within the application pack.

10. PLANNING BALANCE

10.1 The NPPF has three overarching objectives to achieve sustainable development. The three objectives are interdepended and are implemented in a mutually supportive way. The three objectives are social, economic, and environmental. The below demonstrates how the scheme corresponds to each:

10.2 The proposed development would result in **social** benefits through:

- Affordable housing contribution and a suitable mix of tenures and houses size to cater for the identified local housing needs

- Highly sustainable location with easy access to a range of services and facilities within walking distance from the site

- The provision of 8 dwellings is proposed making a much-needed contribution to HBC housing supply

- Easy access to public transport provision

- The re-development of a brownfield site to create an attractive scheme that makes use of a previously developed parcel of land within a highly sustainable town centre location.

10.3 The proposed development would result in the following **economic** benefits through:

- The generation of employment during the construction stage of the development
- Future residents' contributions to the local economy and vitality of Waterlooville town centre
- Contributions secured HBC community infrastructure Levey
- Contributions secured via S106 agreement with the Council to ensure that the infrastructure is provided in support of the development in compliance with policy CS21: Developer Requitements

10.4 The proposed development would create **environmental** benefits through:

- The re-development of a dilapidated commercial site
- Additional planting and landscaping to provide an attractive and safe environment for future residents
- On-site ecological enhancements such as the provision of soft landscaping and additional planting

10.5 As demonstrated within the preceding sections of this Planning Statement, the proposed scheme would provide multiple short- and long-term benefits including a much-needed contribution towards HBC current housing supply. It should be noted that this has been acknowledged by HBC as outlined within section 4 of this Statement.

10.6 In addition to the above, HBC's housing policies are out of date subsequently triggering paragraph 11 of the NPPF. Paragraph 11d states that permission should be granted unless 'any adverse impacts of doing so would significantly and demonstrable outweigh the benefits'.

10.7 In weighing the planning balance, as demonstrated within the supporting documents and plans the proposed development would not result in any adverse impacts which would demonstrably outweigh the identified social, economic and environmental benefits. Therefore, in accordance with the NPPF, planning permission should be granted.

11. SUMMARY AND CONCLUSION

Chris Flint Associates Ltd have prepared this Planning Statement in support of the submission of an outlined planning application on behalf of the applicant.

The proposed development comprises:

Following demolition of the existing 3 bedroom bungalow and commercial property construction of 29 one and two bedroom apartments with refuse and cycle storage, car parking and soft and hard landscaping.

HBC cannot currently demonstrate a 5YHLS and have also failed the Housing Delivery test over the last three years. Consequently, the weight to be attached to HBC local plan housing polices is significantly reduced as they are also considered out of date. Paragraph 11 of the NPPF is therefore engaged.

This Statement and accompanying technical reports have demonstrated that the proposed development would not result in any adverse impacts which would significantly outweigh the identified social, economic, and environmental benefits.

On this basis, the Council is respectfully asked to grant permission for this application without delay.