

Planning Policy Consultation Response

Application No:	APP/21/00045
Address:	186 Sea Front, Hayling Island, PO11 9HT
Development:	Demolition of existing house and erection of 10No. unit apartment development
Case Officer:	Lesley Wells
Comments by:	Emma Chisnall
Date of Comments:	9 March 2020

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 emerging Local Plan has now been submitted for Examination and may be given limited weight: <https://www.havant.gov.uk/local-plan>. In designing their scheme, the applicant should take into consideration that the emerging Local Plan may have progressed to adoption by the time any application is determined.

The following policies are of particular relevance:

CS9- Housing

CS17- Concentration and Distribution of Development within the Urban Areas.

AL1- Presumption in Favour of Sustainable Development

AL2- Urban Area Boundaries and Undeveloped Gaps between Settlements

CS21- Developer Requirements

DM10- Pollution

DM14 - Car and Cycle Parking on Development (excluding residential)

DM24- Recreational Disturbance to Special Protected Areas (SPAs) from Residential

Development

CS16- High Quality Design

CS17- Concentration and Distribution of Development In Urban Areas

In the Pre-submission Plan the following policies are of particular relevance:

DR1- Delivery of Sustainable Development

E1- High quality design

E12- Efficient use of resources and low carbon design

E22- Amenity and pollution

H1- High quality new homes

H3- Housing Density

E3- Landscape and Settlement Boundaries

IN3- Transport and parking in new development

Relevant Supplementary Planning Documents:

Havant Borough Council Housing SPD (July 2011)

Havant Borough Council Parking SPD (July 2016)

Residential Density Evidence Paper (January 2019)

Principle of development

The site lies within the identified urban area on Hayling Island as currently defined by Policies CS17 and AL2, and as proposed to be defined by HBLP emerging Policy E3. As such, the principle of the development is acceptable subject to other material considerations.

Housing Density

Emerging HBLP Policy H3 (Housing Density) outlines that any residential development must maximise its contribution to addressing housing need. Development resulting in a net gain of 5 or more dwellings will be granted permission where development within the defined opportunity area provides a **minimum** of 40dph (emphasis added).

This is supported by paragraph 123 of the NPPF which indicates that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that development makes optimal use of the potential of each site.

Any development providing an artificially lowered density will be refused. However, it should also be acknowledged the minimum density standards set out by Policy H3 do not represent a ceiling. In this respect, it is noted that paragraph 6.35 of the supporting text indicates that site-specific constraints and local character may justify a different approach having regard to the context of the site. In this respect, the submitted Design and Access Statement acknowledges that traditional low density housing is interspersed with a medium density apartment development. It also provides an assessment of scale of the development relative to other built form of neighbouring properties.

The proposed site at No 186 is approx. 1053m² in size (equivalent to 0.1053 ha) according to the design and access statement submitted with the application. 10 new apartments are proposed which would create a density of approx. 95dph, which is higher than the minimum density standard. In this respect, it can be concluded that the new development would optimise the use of the site area.

Pending other material planning considerations, the development would be supported in policy terms.

Design

Development will be expected to provide distinctive character and articulation within building design and the overall development including high-quality materials and fenestration as outlined by Policy E1 (High Quality Design) and Policy H3 (Housing Density).

Internal Space Standards: emerging Policy H1 includes a requirement for dwellings to meet the nationally described internal space standards. It is noted from the accommodation schedule that all of the 1 and 2 bed apartments would exceed the nationally described space standards. This must be afforded weight.

Low Carbon Design: emerging Policy E12 expects residential development to achieve a reduction carbon emissions of at least 19% and expects it to demonstrate its sustainability using the Home Quality Mark tool or equivalent.

Parking

The proposal would need to ensure that appropriate parking provision is provided in accordance with Policy DM13, emerging policy IN3 and the Council's Parking SPD. It is noted that the development would provide a policy compliant level of car parking provision. In the context of paragraph 4.40 of the HBLP supporting text, applicants should provide a minimum of 20% of the spaces as EV charging points.

Conclusion

The principle and density of the development is broadly supported by emerging policy, subject to design and other considerations as above.