

Planning Policy Comments

Application No	APP/20/00761
Address	Land on the east side of Helmsley House, Bartons Road, and west of Normandy Road, Havant
Development	Erection of a 64 bed older persons care home (Use Class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure.
Case Officer	LO
Comments By	EC
Date of Comments	8 th October 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 [Pre-submission Havant Borough Local Plan 2036](#) (HBLP2036) was approved by the Council on 30 January 2019 and can be afforded limited weight.

The following policies are of particular relevance:

CS9- Housing

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

AL2- Urban Area Boundaries and Undeveloped Gaps between Settlements

CS14 - Efficient use of resources

CS21- Developer Requirements

DM6- Coordination of Development

DM7- Elderly and Specialist Housing Provision

DM8- Conservation, Protection and Enhancement of Existing Natural Features

DM10- Pollution

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

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

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

DR1- Delivery of Sustainable Development

E1- High quality design

E9- Provision of public open space in new development

E12- Efficient use of resources and low carbon design

E14- The Local Ecological Network

E15- Protected Species

E22- Amenity and pollution

H1- High quality new homes

H2- Affordable housing

H25- Helmsley House

E3- Landscape and Settlement Boundaries

H5- Retirement and Specialist Housing

IN1- Effective provision of infrastructure

IN3- Transport and parking in new development

In addition to the above, the Council published changes to the Pre-Submission Plan which were approved at Full Council on 9 September 2020.

Relevant Supplementary Planning Documents:

Havant Borough Council Housing SPD (July 2011)

Havant Borough Council Parking SPD (July 2016)

Principle of the proposed development

In the adopted Local Plan, the site lies outside of the urban area as defined by policies CS17 and AL2. These policies seek to concentrate development within the defined urban area. This proposal is therefore contrary to that principle.

However, a policy change with regard to this site is proposed through the emerging Local Plan which was awarded limited weight when approved at pre-submission stage in 2019. Here, the site is part of a wider proposed residential allocation (H25 Helmsley House), and included within the settlement boundary as defined by policy E3. The principle of development is therefore accepted on this site, though it must be noted that that emerging allocation is for 15 dwellings, rather than a care home. However, when taken together with policy H5 of the emerging plan (which gives explicit support for retirement and specialist accommodation given the established and growing need for such facilities) the proposed development is supported in principle under emerging policy.

Given the limited weight that may be afforded to the emerging Local Plan at this stage, the timing of any application is crucial in terms of the policy position. While the emerging allocation may be given some weight the applicant has submitted this application ahead of examination and adoption of the emerging plan and therefore must be conscious of the in principle objection arising from the policy position in the adopted local plan.

Development Considerations

Policy H25 of the Pre-Submission Local Plan sets out a number of development considerations for this site which should be taken into account.

As well as the site specific requirements, analysis of the scheme's compliance with some of the various adopted and emerging policies is set out below:

- Policy E12 sets 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 proposed changes to the Pre-Submission Plan include a requirement to achieve a maximum water consumption of no more than 110 litres per person per day. In particular the applicant should note that this forms part of the submitted nutrient budget and will need to be secured via condition. Further information can be found at: www.havant.gov.uk/nitrogen.
- Policy DM14 and the Havant Borough Parking SPD (September 2019) set out the parking standards for new residential and non-residential development in the borough.

Emerging Policy IN3 in the HBLP 2036 expects Electric Vehicle charging infrastructure to be provided.

In order to more effectively assess the scheme's compliance with emerging policy, it is recommended that the applicant should submit a Compliance Check.

Conclusion

The development is not supported by the adopted Local Plan, but a draft allocation for residential development of the site exists in the Pre-Submission Local Plan. In addition, that plan sets out general support for specialist accommodation to meet growing needs. It is considered that the principle of this development is supported, subject to addressing a variety of general standards and requirements as set by national and local policy, as well as those particularly highlighted for this site in emerging policy H25 Helmsley House (where relevant to this part of that wider site).