

Planning Policy Comments

Application No	APP/20/00933
Address	9 East Street, Havant, PO9 1AA
Development	Demolition of existing retail unit and construction of 10 no. supported living units, use class C2
Case Officer	Lewis Oliver
Comments By	Emma Chisnall
Date of Comments	11 th November 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 \(HBLP\)](#) (2020) can be afforded limited weight.

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

AL3- Town, District and Local Centres

AL2- Urban Area Boundaries and Undeveloped Gaps between Settlements

CS21- Developer Requirements

DM7- Elderly and Specialist Housing Provision

DM10- Pollution

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

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

CS4- Town, District and Local Centres

CS11- Protecting and Enhancing the Special Environment and Heritage of Havant Borough

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:

H26- 9 East Street

DR1- Delivery of Sustainable Development

E1- High quality design

E12- Efficient use of resources and low carbon design

E13- Historic Environment and Heritage Asset

E15- Protected Species

E16- Solent Special Protection Areas

E21- Aquifer Source Protection Zones

E22- Amenity and pollution

H1- High quality new homes

H2- Affordable housing

E3- Landscape and Settlement Boundaries

H5- Retirement and Specialist Housing

IN1- Effective provision of infrastructure

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)

Principle of the proposed development

In the adopted Local Plan, the site lies within the urban area as defined by policies CS17 and AL2. These policies seek to concentrate development within the defined urban area and therefore the development proposals would be acceptable under these policies, subject to other material considerations.

9 East Street is identified as a housing allocation under policy H26 within the emerging Local Plan, and specifically a regeneration opportunity to provide new housing. The site is allocated for 11 dwellings within the Local Plan allocation; however, the current proposal is for 10 supported living units under C2 use. Although the proposals would provide a specialist form of housing accommodation, the development would still positively contribute towards meeting the Borough's housing need. Furthermore, adopted policy DM7 and emerging policy H5 would support the development of assisted living units, as a form of accommodation for older people and therefore when taken together, the proposed development would be supported under adopted and emerging policy.

Town, District and Local Centre

The site currently lies within the town centre boundary in the adopted Local Plan however under the emerging Local Plan, No 9 East Street lies outside of this boundary. ALP policy CS4 encourages high quality, mixed-use development in designated centres that retain active ground floor frontages. As such, it is noted the policy generally expects town centre development proposals to retain active ground floor frontages. However, it is noted that under the emerging HBLP, the site is proposed outside of the defined boundary of the town centre. It is also noted that it is no longer considered as a key retail destination, and the area is now in need of regeneration.

It is also noted that the site appears to be vacant, and benefits from two past permissions for from the redevelopment of the site from retail to residential development which are also material considerations.

Development Considerations

Policy H26 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:

- Given the site is within St Faith's Conservation Area and is surrounding by listed buildings, Policy E13 (HBLP) is of relevance which sets out the considerations for

proposals affecting heritage assets. A heritage statement has been submitted with the application, the Council's Conservation Team will be able to provide further advice on this matter.

- 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.
- Policy H5 would require spaces for mobility scooters/wheelchairs/car parking and accessible amenity space etc. The proposal appears to supply 6 parking spaces for staff and visitors, but it is unclear how this would relate to the number of residents and staff. However, it is also noted that the parking requirements will also depend on the varying needs of the occupants and their parking requirements. It is also noted that no space is allocated for mobility scooters or wheelchairs. The proposals would also need comply with HBLP policies H1 and H5 to provide a suitably sized private space which is not overlooked by neighbouring occupiers, with reasonable outlook from residents' individual rooms (see paragraph 6.49 of the HBLP supporting text).
- As there is a separate application for the development of No. 11 (for 4 units) which adjoins the site, Policy E1 is of relevance which states that development should not undermine the development potential of adjacent sites. This is reaffirmed by the developer requirements in the emerging allocation (reference Policy H26) in terms of ensuring that the proposals do not prejudice the delivery of adjacent sites for residential (re)development (criterion b), and that they successfully relate to No 5, East Street, anticipating the redevelopment of the site (criterion e. ii).
- ALP Policy CS14 and HBLP Policy E12 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. As the development proposal would have a gross floorspace of over 500 sq. m, it would be expected to meet BREEAM standard 'very good'. Policy E12 of the 2020 Pre-Submission Plan also 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.

Conclusion

The development is supported by emerging Local Plan under policy H26. Whilst it is noted that the site is defined as falling within the town centre boundary under the ALP Policy CS4, where active ground floor frontages should be retained. However, it is also noted that the emerging Local Plan recognises this is no longer a key retail destination. In addition, both the adopted Local Plan (CS9) and the emerging Local Plan (H5) generally support for specialist accommodation to meet the housing need of older people. In addition, the development proposals would also be expected to satisfactorily address the variety of general standards and requirements as set out above, as well as in the developer requirements of the emerging policy H26 (9 East Street).