

PLANNING APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/18/01297
Site Address:	Manor Road Nurseries, Manor Road, Hayling Island, PO11 0QL
Development:	Construction of 1 No. four bed dwelling and 8 No. three bed dwellings, following demolition of existing glasshouse, together with improved site access and associated vehicle parking
Case Officer:	Daphney Haywood
Comments by:	Jade Ellis
Date of Comments:	6 October 2020

Policy Status

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the [Hampshire Minerals and Waste Plan](#), provide the development plan for the borough. The [Pre-submission Havant Borough Local Plan 2036](#) (HBLP 2036) was approved by the Council on 30 January 2019 and can be afforded limited weight.

The following policies and documents are of particular relevance:

- CS1 Health and Wellbeing
- CS9 Housing
- CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- CS16 High Quality Design
- CS17 Concentration and Distribution of Development within the Urban Areas;
- CS21 Developer Requirements;
- DM8 Conservation, Protection and Enhancement of Existing Natural Features;
- DM11 Planning for More Sustainable Travel;
- DM13 Car and Cycle Parking on Residential Development;
- DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development;
- AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements;

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

- DR1 | Delivery of Sustainable Development
- IN1 | Effective Provision of Infrastructure
- IN3 | Transport and Parking in New Development
- IN4 | Future Management and Management Plans
- H1 | High quality new homes
- H2 | Affordable housing
- H3 | Housing density
- E1 | High quality design
- E2 | Health and wellbeing
- E3 | Landscape and settlement boundaries
- E9 | Provision of public open space in new development
- E12 | Efficient use of resources and low carbon design
- E16 | Recreation impact on the Solent European Sites
- EX1 | Water Quality impact on the Solent European Sites

- E17 | Solent Wader and Brent Goose feeding and roosting sites
- E22 | Amenity and pollution
- EX2 | Warblington Farm

- H31 | Manor Nurseries

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

Principle of development

The site lies within the urban area as defined by policies CS17 and AL2 in the context of the adopted local plan. There is therefore a presumption in favour of sustainable development subject to other considerations.

The site was included as a proposed allocation in the Draft version of the Havant Borough Local Plan and is retained in the Pre-Submission Local Plan under Policy H31. Whilst the Plan has limited weight at this stage, the principle of development is established subject to other relevant considerations.

Ecology

The site is adjacent to a Primary Support Area for Solent Waders and Brent Geese under as defined by emerging policy E17 of the Pre-Submission Local Plan, and within the Brent Goose and Wader Strategy. The Solent Special Protection Areas are designated¹ in part due to the assemblages of Brent Geese. As such, a project level Habitat Regulations Assessment (HRA) will need to be carried out² and inform any package of avoidance and mitigation measures for Solent Waders and Brent Geese, to determine levels of impact, alone and in combination with other plans and projects.

It is noted the Council's Ecologist has recommended a condition to secure all ecological mitigation, compensation and enhancement measures to address the impacts of development.

Housing Density

It is noted that emerging Policy H3 in the Pre-Submission Local Plan indicates that development proposals resulting in a net gain of 5 dwellings or more should secure a minimum density of 40 dwellings per hectare. However, it is also noted that the proposed changes to the Pre-Submission Local Plan identify a quantum of 9 dwellings on the site, reflecting the fact that more detailed plans have now been produced.

Section 7 of the submitted Design Statement highlights the average low density in the surrounding area (0.13ha), the need to respect the amenity of neighbouring properties, whilst achieving appropriate separation distances within linear plot. It is considered that the development would make an efficient use of land accordingly. As such, the development proposals are also not considered to artificially lower the potential density of the site.

¹ Protected under Directive 2009/147/EC of the Conservation of Wild Birds

² Under Regulation 63 of the Conservation of Habitats and Species Regulations 2017

Efficient Use of Resources and Low Carbon Design

Emerging Policy E12 sets out how the Council expects new development to address climate change through local carbon design. Proposals will be granted where they achieve reductions in CO2 emissions of 19% of the Dwelling Emission Rate compared to the Target Emission Rate of Part L of the Building Regulations. This is the equivalent to the requirements of Level 4 of the withdrawn Code for Sustainable Homes.

The submitted Design and Access Statement indicates that dwellings will be designed to achieve reductions in CO2 emissions of 19% - this is supported.

The proposed changes to the policy also require the development to ensure the development to include measures to achieve a maximum water use of 110 litres of water per person per day including external water use. This should form part of the overall nutrient budget which is required in line with Policy EX1.

Contamination

A desk study and preliminary ground investigation has been submitted with the application. The Council's Environmental Health Team has agreed that further intrusive works should be undertaken and has recommended conditions accordingly.

Parking

Policy DM13 and the [Havant Borough Parking SPD \(July 2016\)](#) set out the parking standards for new development in the Borough. The minimum standards for unallocated residential parking can be found in Table 4B of the SPD. The cycle parking/storage provision can be found in Table 4D of the SPD. Emerging Policy IN3 of the Draft Local Plan also indicates that an Electric Vehicle charging point for each residential unit should be provided.

The proposals would provide 2 no. associated car parking space per dwelling, provision of four visitor spaces and access to an electric vehicle charging point – this is welcomed.

Summary

The development proposals are broadly supported in policy terms, subject to a project level Habitat Regulations Assessment being carried out and relevant planning conditions being imposed.