

Statement of Conformity with Pre-Submission Havant Borough Local Plan 2036 – Template Compliance Check

The template below is designed to help applicants check the compliance of their scheme with the emerging policies in the new Local Plan for Havant Borough. While the [adopted Local Plan \(Core Strategy \(2011\) and the Site Allocations \(2014\)\)](#) remains in force until the adoption of the new Local Plan, it is considered that following the publication of the [Pre-Submission draft Local Plan in January 2019](#), the policies in that plan are to be afforded some weight in decision making.

Applicants for development which does not comply fully with the adopted Local Plan, and in particular proposals for development on sites which are not allocated in the adopted local plan and lie outside of the defined urban area, are expected to submit a Statement of Conformity with the Pre-Submission Havant Borough Local Plan 2036. Such a statement may be produced in any format, but the table below has been devised to aid this process, and full completion of the table will satisfy the requirement.

The table lists all the topic policies in the Pre-Submission Local Plan, and includes spaces to add any relevant site specific policies (Key Projects and Development Allocations). Not all policies will be relevant to each application. The onus is on applicants to review the Pre-Submission Local Plan in full to identify those that are relevant, and provide information as to how and to what extent their scheme meets the requirements of the emerging Local Plan.

The table contains four columns:

Column 1: HBLP 2036 Policy:

This column lists all the topic policies contained in the plan. Key Projects and Development Allocations should be added where relevant. Please review each of the policies in the HBLP 2036 to determine whether they contain provisions relevant to the scheme.

Column 2: Compliance:

Please write, '**none**' '**partial**' or '**full**' to indicate the level of compliance you believe has been achieved for each policy. If the policy is not relevant to the proposal, write '**not relevant**'. For any areas where 'partial' compliance is noted, more detail on the extent of compliance needs to be provided.

Column 3: Development Approach Taken:

Please use this column to set out how and to what extent the proposed development complies with the policies in the Pre-Submission HBLP 2036. This should consider all parts of the policy. Where only partial compliance is achieved, the elements not complied with, or the standards not met, should be highlighted.

Column 4: Reasoned justification for any non-compliance:

Where the development does not comply with all or part of a policy, please give reasons why it does not. This may include a statement that the policy is not relevant to this particular proposal (eg E4 'Development on the Coast' will not be relevant to a development on Waterloooville). However, that argument may not be used to avoid compliance where the policy is relevant.

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HBLP 2036 Policy	Compliance	Development Approach Taken	Reasoned justification for any non-compliance
VISION AND DELIVERY STRATEGY			
DR1 Delivery of Sustainable Development	Full	The proposals are in accordance with the outline approval developed by Homes England. The site is allocated for housing as area H35 within the HBLP2036.	
DR2 Regeneration	Full	The proposals are in accordance with the outline approval developed by HE and is considered to be good use of a brown field site.	
KEY PROJECTS			
<i>[Add lines to reference relevant policies as appropriate]</i>			
INFRASTRUCTURE			
IN1 Effective provision of infrastructure	Full	As part of the development proposals, upgrades to the existing pedestrian/cycle networks are proposed. This includes the provision of a 3m wide footway cycleway across the development boundary along New Lane, Bartons Road and Martin Road. In addition, two upgraded crossing points are proposed which includes the provision	

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		of dropped kerbs, tactile paving and central refuge islands. In addition, the existing access will be improved to support residential development which includes a bellmouth arrangement 6m in width, supported by 6m radii and a dropped kerb/tactile paving crossing point.	
IN2 Improving transport infrastructure	Full	Improvements are proposed along the site boundary on New Lane, Bartons Road and Martin Road as highlighted above to provide a 3m wide footway/cycleway and two improved crossing points.	
IN3 Transport and parking in new development	Full	Onsite parking provision has been developed in accordance with Havant Borough Council's Parking Standards. The layout has also been reviewed to ensure Manual for Streets principles are met regarding internal visibility, carriageway widths, vehicle tracking and refuse collection. We have provided 177 spaces in total. 158 required for policy, plus 19 visitors based on unit numbers. Our proposal is based on unallocated to the 1 and 2 bed units – flats and houses. The scheme when assessed on this basis is compliant with current policy.	

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IN4 Access onto Classified Roads	Full	Vehicle access is proposed onto Martin Road, as per the outline planning permission, which is an Unclassified Road. The access is a bell mouth arrangement 6m wide with 6m corner radii and equipped with a dropped kerb tactile paving crossing. The dimensions would allow two cars to pass concurrently when turning in and out of the access, and also allows larger vehicles (such as a refuse vehicle) to safely enter and exit. The access would be constructed to HCC's adoptable standards and be delivered under a Section 278 Agreement. Martin Road connects to Bartons Road to the north which is classified as a C Road. The junction of Martin Road/Barton Road is supported by a two-lane exit, with left and right turn lanes, as well as a ghost island right turn lane on Bartons Road for vehicles wishing to turn right into Martin Road. This existing junction is considered suitable in its existing arrangement.	
IN5 Future management and Management Plans	Full	Infrastructure with the site is not proposed for adoption. A Residential Management Company will be formed for ongoing management of the site, in accordance with S106 requirements from the outline consent.	

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THE ENVIRONMENT			
E1 High quality design	Full	In accordance with the principles set out by the outline approval. Refer to DAS for more detail.	
E2 Health and wellbeing	Full	The design of the open space within the site encourages both natural play and social gathering. These two elements are key to the health and wellbeing of residents. The 'Woodland Adventure' Character Area will create a unique woodland habitat full of biodiverse planting mixes with a strong focus on natural play. This key landscape element for the site will help to create a strong sense of identity and a key destination to travel to within the site. Colourful woodland glades will guide users through the landscape, each providing unique play opportunities. This will serve as the main open space provision within the site. For more detail please refer to the following document D2763-FAB-00-XX-DR-L-0010	
E3 Landscape and settlement boundaries	Full	The proposed landscape scheme will conserve and where necessary enhance the boundaries surrounding the site. The boundaries to the site vary in form and character. To the west and south the boundaries are heavily vegetated. This vegetation contains a number of native existing	

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		trees, mainly Oak and Sycamore. The landscape scheme will look to preserve these western and southern boundaries. The proposals will look to supplement this existing vegetation with additional tree and meadow planting. In turn, this will increase biodiversity levels and preserve this mature green infrastructure network. To the north and west, the boundaries are fairly open. These boundaries are dominated by the adjacent vehicular road networks and surrounding residential communities. New tree planting, shrub planting and wildflower mixes are proposed along the verges adjacent to the vehicular corridors. This proposed planting will help to ground the development in the local area and improve biodiversity levels along these site boundaries. For more detail please refer to the following document D2763-FAB-00-XX-DR-L-0010	
E4 Development on the Coast	Not relevant		
E5 Chichester Harbour AONB	Not relevant		
E6 Best and most versatile agricultural land	Not relevant		

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E7 Hermitage Stream	Not relevant		
E8 Protection of existing open space	Not relevant		
E9 Provision of public open space in new development	Full	In accordance with the principles set out by the outline approval. Refer to landscape assessment and DAS for more detail.	
E10 New and extended Cemeteries	Not relevant		
E11 Sports and recreation	Not relevant		
E12 Low carbon design	Full	The dwellings are designed with a fabric first approach, to improve upon standard building regulation requirements by 19%. This allows for further technological add-on improvements over time, to further improve performance in line with future efficiency expectations.	
E13 Historic environment and heritage asset	Not relevant		
E14 The Local Ecological Network	Full	Development that takes place in Havant Borough is expected to make a positive contribution to the existing natural environment. This development is	

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		considered to contribute towards enhancing the local area through the provision of a native planted and bat and bird boxes hopefully reducing the rate of decline of biodiversity. The development results in biodiversity net gain, avoids the fragmentation of the Local Ecological Network and the applicant has identified and assessed the level of ecological value of the site through adequate and proportionate information (i.e. full Phase I Ecological Assessment and supporting Phase II Surveys) and where potential impacts have been identified, they have been addressed through avoidance and/or mitigation. In line with the policy, every new dwelling includes boxes or bricks for bats and/or birds. The development is not located on or adjacent to a national or local nature conservation designation necessary mitigation towards the designated sites associated with the Solent include financial contributions in line with the SMRS.	

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E15 Protected species	Full	In line with this policy, appropriate surveys to establish the presence/likely absence of protected species, and/or their supporting habitats, were undertaken. The site was found to have potential for commuting and foraging Bats and Badgers and nesting birds. The findings of the surveys, lead to the production of Section 5 of the EMS which details avoidance, mitigation and compensation. This policy puts particular emphasis on Bechstein's bat, found in internationally important numbers in the ancient Forest of Bere. The site is located >2km from the Forest of Bere and no Myotis activity was noted. Having said this, sensitive lighting practices have been detailed within the EMS (Section 5.3.9) which is considered likely to reduce the impact of artificial lighting on all nocturnal wildlife.	
E16 Solent Special Protection Areas	Full	Proposals include a financial contribution consistent with the Solent Recreation Mitigation Strategy (SRMS).	
E17 Solent Wader and Brent Goose sites	Full	Proposals are not on, or adjacent to, sites which are used by Solent waders and/or Brent Geese.	

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		Also given the location of the site, it is considered highly unlikely proposals will result in indirect impacts towards access, management or functionality of an SWBG site/the ecological network.	
E18 Trees, hedgerows and woodland	Full	The proposed landscape scheme will preserve the vegetated boundaries across the site. These vegetative boundaries are a key landscape feature of the site and should retained and enhanced. Additional vegetation will be specified to supplement this exiting vegetation, increasing its profile and stature across the site. Any existing trees that are removed across the site will look to be replaced if possible. An area of dedicated woodland play is proposed to the south of the site. This unique woodland habitat will create a publicly accessible adventure playground with a strong focus on natural play. Ecological enhancements will include native tree and shrub planting and a colourful woodland understory matrix planting scheme. This will serve as a key landscape feature and strong destination within the site. Proposed hedge planting will be included within the landscape proposals. These hedgerows will look to break up the hard landscape. The	

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		hedgerows will be used to help define plot boundaries and provide a definitive edge to the vehicular corridors within the site. For more detail please refer to the following document D2763-FAB-00-XX-DR-L-0010	
E19 Managing flood risk in new development	Full	At both stages of the planning application a Flood Risk Assessment was submitted to accompany the wider submission. Both the original assessment at outline stage and the Addendum submitted as part of the reserved matter stage showed how the site will be affected by flood risk and its affect on sites downstream. The site wide drainage strategy has been designed to reduce the impact of downstream areas by reducing the surface water flows discharging off of the site.	
E20 Drainage infrastructure in new development	Full	The drainage strategies proposed at both outline and reserved matters stage have utilised the use of a restricted discharge rate which will lower the runoff rate to lower than that currently experienced. The scheme has been designed with a 100 year life span in line with current regulations. The foul water connects to the point identified by Southern Water during the pre app process.	

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E21 Aquifer Source Protection Zones	Full	No soakaways have been proposed to discharge surface water on this site. All surface water will be discharged via a restricted outfall into the nearby brook.	
E22 Amenity and pollution	Full	To ensure no pollution from standard sources within the highway areas via surface water, permeable paving has been proposed as a treatment train stage. The use of permeable paving will remove Suspended Solids, Hydrocarbons and Heavy Metals to the levels identified in the Flood Risk Assessment Addendum.	
E23 Air quality	Full	Air quality will be improved through the change of use from Industrial to Residential. The increased landscaped areas and planting of new trees will also promote enhanced air quality.	
E24 Contamination	Full	Ground investigation reports have been recently updated through enabling works. There will be ongoing monitoring and resulting updates in accordance with the outline planning condition requirements.	
HOUSING			

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H1 High quality new homes	Full	The design of the dwellings accords to NDSS requirements and is considered to be of high quality architectural merit. A range of dwellings are appropriate to the site and accord to varying levels of Part M for accessibility. All dwellings meet M(4) cat 1 30% of dwellings can meet M(4) cat 2 2% of dwellings can meet M(4) cat 3	
H2 Affordable housing	Full	Current proposal delivers a minimum of 30% on site affordable homes.	
H3 Housing density	Full	Current proposal is for a density of 40 dph. 94 dwellings on 2.3ha.	
H4 Housing mix	Full	Current proposal delivers 94 dwellings in a mix of appropriate housing types. 2 x 1 bed flats at 2% 30 x 2 bed flats at 32% 21 x 2 bed houses at 22% 37 x 3 bed houses at 40% 4 x 4 bed houses at 4% The minimum of 35% two beds has been exceeded.	
H5 Retirement and specialist housing	Not relevant		

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H6 Residential annexes	Not relevant		
H7 Gypsies, Travellers and Travelling Showpeople	Not relevant		
COMMERCIAL DEVELOPMENT			
C1 Protection of existing employment sites	Full	Agreed part of site has been retained for employment purposes.	
C2 Tourism	Not relevant		
C3 Cowplain District Centre	Not relevant		
C4 Emsworth District Centre	Not relevant		
C5 Mengham District Centre	Not relevant		
C6 Local centres, local shops and services	Not relevant		
C7 Protection of existing community facilities and shops	Not relevant		

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C8 Food, drink and entertainment uses	Not relevant		
DEVELOPMENT ALLOCATIONS			
<i>[Add lines to reference relevant policies as appropriate]</i>			