

Planning Policy Response

Application No:	APP/19/00224
Address:	Padnell Grange, Padnell Road, Waterlooville, PO8 8ED
Development:	Demolition of existing Padnell Grange and ancillary structures and erection of 86 dwellings
Case Officer:	DE
Comments by:	JB
Date of Comments:	18 June 2020

The Development Plan

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](#) was approved by the Council on 30 January 2019 and must be afforded some weight.

Principle of Development

The site is allocated for housing development under reference W126 of Policy WA1 in the Local Plan (Allocations). The pre-submission Local Plan also includes a site allocation for this site, including the additional finger (Policy H44). The principle of development on the site is therefore accepted.

Site Opportunities, Constraints and Development Requirements

A full set of developer considerations is set out in the allocation policy; please see page 82 of the Local Plan (Allocations).

An updated list of site opportunities and constraints is included in the emerging Local Plan; please see page 314 of the Pre-Submission Plan 2019. These details have been informed by up-to date assessments of sites issues. They may be given limited weight in decision making.

Loss of Historic Buildings

While a great number of matters weigh into the planning balance for this application, it is understood that one of the key issues is the loss of the historic buildings on the site. Advice from heritage experts will be key consideration, but below is a summary of the local policy position on the matter.

Allocation W126 in Policy WA1 of the adopted local plan requires a 'Heritage Statement, of an appropriate level of detail, to support planning application'. The policy is silent on the need for or desirability of the retention of the buildings. Policy H44 of the emerging plan also requires a Heritage Statement in criterion a.

The emerging site allocation Policy H44 explicitly highlights in the Site Opportunities and Constraints the potential for their retention and re-use, and in criterion f.i. expects the design and layout of the development to retain and incorporate existing buildings and features on the site. This is based on a site screening assessment that these buildings are of historic interest.

As well as the site allocations for Padnell Grange, general policies on Historic Assets are set out in both the adopted and the merging Local Plans (CS11 / DM20 and E13 respectively). Both plans start with the presumption that heritage assets should be protected. It is also clear that this extends to non-designated features, though it is acknowledged, in line with national policy, that the level of protection should be appropriate to the significance of the asset.

The applicant has considered in detail the proposed loss of the historic buildings including through a Heritage Statement and has concluded that the harm of their loss is minimal. It is not for the Policy Team to agree or disagree with that finding, and expert heritage advice should guide the weight given to this matter in the planning balance.

Provision of 86 new homes

The number of dwellings proposed aligns well with the yield suggested in the adopted local plan, and is slightly lower than that suggested in the emerging local plan. 30% affordable housing is to be provided.

The contribution of the development to housing need is acknowledged. The contribution would be enhanced if the proposal fully met up to date standards as set out in the emerging plan for such matters as size standards, energy efficiency, electric vehicle charging points and the like.

Conclusion

The principle of residential development of this magnitude on this site is accepted and supported. The balance on this application rests on the details of the scheme and their relative merit.