

Accompanying a detailed planning application for the construction of 44 no dwellings with access, open space, landscaping and associated works on land:

West of Coldharbour Farm Road Emsworth PO10 7XA

On behalf of Telstar Ltd



July 2019

Ref: 17040/PS1

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ANNEX 1 - Planning Officer Report for Residential Application (APP/14/00360)

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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of Telstar Limited and accompanies a detailed planning application on 1.94 ha for the erection of **44 no.** residential dwellings, access, open space, landscaping and other associated works on land to the West of Coldharbour Farm Road Emsworth.
- 1.2 The proposed dwelling mix comprises six no.1-bed apartments, sixteen 2-bed terraced houses, twenty-one 3-bed semi-detached and detached houses and one 4-bed detached house. More than 35% are 2 bed units (36%) in accordance with emerging Local Plan policy H4.
- 1.3 30% affordable housing is required equivalent to 13.2 units. 13 are proposed on site with the balance of 0.2 of a unit provided as a commuted sum for off-site provision. The affordable mix will be based on the PUSH SHMA guidelines which identifies the greatest need for 1 bed ((35-40%), 2 bed (30-35%) and 3 bed units (20-25%) and will be agreed with the Council prior to the determination of the application. On 1.94ha the density of the 44 units is 23 dph.
- 1.4 The application is submitted with the following application documents and plans for validation and takes account of the very recent Position Statement on Nutrient Neutral Development published by Havant Borough Council with the agreement of Natural England in June 2019:

DOCUMENTS

- Planning Statement: Genesis Town Planning
- Design & Access Statement: RH Partnership Architects
- Minerals Assessment: Genesis Town Planning
- Transportation Statement: Bellamy Roberts
- Travel Plan: Bellamy Roberts
- Noise Assessment: White Young Green
- Extended Phase 1 Habitat Survey and Bird Habitat Suitability Assessment: Lizard Landscape
- Landscape and Visual Impact Appraisal: Lizard Landscape
- Landscape and Planting Specification: Lizard Landscape Design
- Energy Statement: Genesis Town Planning
- Affordable Housing Statement (within the Planning Statement)
- Flood Risk Assessment and Drainage Strategy: Cannon Consulting Engineers
- CIL Liability Forms, Application Forms and Landownership Certificate, and

- European Site Avoidance and Mitigation Checklist for Nitrate Neutral Development

PLANS

- The Application Plans of RH Partnership Architects are listed in the Drawing Issue Sheet included within the Design & Access Statement

2.0 THE APPLICATION SITE AND SURROUNDINGS

A Application Site

- 2.1 The site comprises 1.94ha of land allocated for residential development in the Havant Borough Local Plan (Allocations) Document adopted in July 2014. It is referenced UE37 in Policy EM1 with an indicative site capacity of 47 dwellings which planning applications are required to be broadly consistent with.
- 2.2 It is located between Coldharbour Farm and the existing services and hotel north of the A27 on the north western side of Emsworth. Emsworth recreation ground nearby provides a wide range of facilities, including playing fields, tennis courts and a public car park, all accessed off the B2148 Horndean Road. Access to the site is from existing residential development located off Coldharbour Farm Road. There are no statutory ecological designations on the site although the stream west of the recreation ground which forms the sites east boundary is a local SINCR. It is located mainly in flood zone 1 and only that part proposed for a flood attenuation basin which will provide flood relief improvements to the site and wider area is in flood zones 2 and 3. It used for horse grazing.

B Surroundings

- 2.3 The centre of Emsworth lies a short distance to the south of the site and provides a comprehensive range of services and facilities including three nearby schools. These services and facilities can be easily accessed on foot from the vicinity of the site via the underpass, or alternatively regular bus services run along Horndean Road north towards Rowlands Castle and Havant and south towards the centre of Emsworth. The site is also situated in very close proximity to Emsworth railway station, which is to the south of the site on Horndean Road just to the south of the A27 dual carriageway. Both the A27 and the railway line form the southern boundary of the site.
- 2.4 Overall it enjoys a sustainable location accessible by a choice of means of transport and enjoys absolute advantages in being located close to the centre of Emsworth, existing residential development and community facilities and nearby schools.

3.0 RELEVANT PLANNING HISTORY

A Past Planning History

- 3.1 The site was granted outline planning permission for 53 dwellings and associated works in 2014 and separately an application to regularise parking and access arrangements was approved in 2016. The residential permission has since lapsed and the parking and access consent expires in August 2019. Copies of the planning officer reports for the applications are attached as **Annex 1 and 2** respectively.
- 3.2 The permissions were granted in light of the allocation of the site for residential development for around 47 dwellings in Policy EM1 (Site Ref UE37) of the Havant Borough Local Plan (Site Allocations) adopted in July 2014. Other relevant housing policies for the provision of affordable housing, housing mix and density were already in force in the March 2011 adopted Core Strategy.
- 3.3 The 2014 outline residential application (LA Ref APP/14/00360) was submitted with all matters reserved apart from access. The 53 dwellings comprised eight 1-bed flats, eight 2-bed flats, seventeen 2-bed houses, eighteen 3-bed houses and two 4-bed houses. It provided for 30% affordable housing equivalent to sixteen units with the balance of 0.2 of a unit provided as a commuted sum for off-site provision. The dwelling mix of the affordable units comprised four 1-bed flats, four 2-bed flats, four 2-bed houses and four 3-bed houses. It was subject to extensive consultation including a Development Consultation Forum presentation and permission was granted in a decision dated 3 October 2014.
- 3.4 The access application (LA Ref APP/16/00496) was for land within the parking area at the end of Coldharbour Farm Road and proposed the re-arrangement of parking spaces within the turning head. The revised siting of the parking spaces did not hinder the access into the consented housing development and permission was granted on 3 August 2016.

B Recent Planning History

- 3.5 After the consented scheme for 53 dwellings lapsed, a formal Pre Application Enquiry was submitted to the Council in 2017 for an alternative residential development of 50 dwellings on the site. The Council confirmed that it was still an allocation for residential development and there was no intention to delete it in the forthcoming Local Plan Review. The reduction in the number of units was not objected to as the adopted Local Plan Policy EM1 (Site Ref UE37) just referred to an indicative capacity of 47 dwellings for the allocated site.
- 3.6 The Local Plan Review commenced the following year in 2018 with the publication of the Draft Havant Borough Local Plan 2036. At this time the Coldharbour Farm site was retained as a

housing allocation alongside but separate to a new strategic proposal for over 2000 dwellings referenced as Southleigh in Policy KP5.

- 3.7 The Coldharbour Farm site was retained as a separate housing allocation in Policy H10. An earlier suggestion of the Council that it could be combined with the much larger strategic Southleigh site was never proceeded with as it was accepted any combination of the 2 sites could potentially delay the delivery of housing at Coldharbour Farm which otherwise was capable of immediate development without the expected long lead in times for development which the comprehensive master planned approach on the larger site would cause.
- 3.8 We deal with the planning policy considerations for this application in more detail in the next section.

4.0 PLANNING POLICY CONSIDERATIONS

- 4.1 Planning policy considerations for the application comprise National Planning Policy Guidance in the National Planning Policy Framework (February 2019) and the on-line Planning Practice Guidance (PPG), Development Plan policy in the adopted Havant Borough Core Strategy (March 2011), the adopted Site Allocations Local Plan 2014 and the adopted Hampshire Minerals and Waste Local Plan. Supplementary Planning Guidance of Havant Borough comprising Design Guidelines, Car Parking and the Position Statement on Nutrient Neutral Development are all relevant.
- 4.2 The emerging Pre Submission 2019 Havant Borough Local Plan 2036 carries some weight for the application as does the emerging Submission 2019 Emsworth Neighbourhood Plan.

A National Policy Guidance

- 4.3 Paragraph 2 of the NPPF confirms that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Whilst it does not change the statutory status of the development plan as the starting point for decision making, the NPPF's presumption in favour of sustainable development is set out at paragraph 12. For decision taking on applications the presumption means local planning authorities should approve development proposals that accord with the development plan without delay. Alternatively, where there are no relevant development plan policies or the policies which are most important for determining the application are out of date, permission should be granted unless:
- i) The application of policies in the framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or,
 - ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework taken as a whole.
- 4.4 The Development Plan includes any 'made' Neighbourhood Plans for an area. The on-line Planning Practice Guidance (PPG) states that in preparing a Neighbourhood Plan, it must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition for preparation. It is important to minimise any conflicts between policies in the Neighbourhood Plan and those in the emerging Local Plan because section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that any conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan.

B Development Plan Policy

- 4.5 Relevant Development Plan policy is set out in the Havant Borough adopted Core Strategy (March 2011), the adopted Site Allocations Local Plan 2014 and the Hants Minerals and Waste Local Plan. Emerging Local Plan and Neighbourhood Plan policy carries some weight for the application.

i) Adopted Core Strategy March 2011

- 4.6 Policy **CS9** sets out the Borough Council's overall housing requirement and it notes that the distribution amongst the identified settlements will be a matter for the Site Allocations Plan. It requires at least 30% affordable housing on sites over 15 dwellings with a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities. **CS14** deals with Sustainable Construction and High Quality Design and for Residential development to meet Level 3 of the Code for Sustainable Homes. Since the policy was adopted the Code has been set aside but the accompanying Energy Statement still explains what aspects of sustainable construction are proposed.
- 4.7 Policy **CS15** requires development to avoid areas at risk of flooding and this has been achieved on the application site with amendments to the location and extent of the dry flood attenuation pond. This feature will assist flood relief improvements to the site and wider area. **CS16** requires a high standard of design and these considerations are set out more fully in the Design and Access Statement of RH Partnership Architects.
- 4.8 Development Management Policies in the Core Strategy are relevant. Policy **DM6** deals with the coordination of development proposals and states they will only be permitted where they do not undermine the future development potential of adjacent sites. This objective is secured by the proposed development which does not interfere or prevent the larger Southleigh Strategic site coming forward independently. Policy **DM8** requires the protection and enhancement of habitat including natural features of nature conservation and/or amenity importance including streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality. West Brook which is a locally designated Site of Interest to Nature Conservation (SINC) has been protected and impacts from the development suitably mitigated as explained the Phase 1 Habitat Survey of Lizard Landscape.
- 4.9 Policies **DM11-DM13** deal with sustainable travel, car parking and cycle provision in residential development. The standards are set out separately in the Residential Car Parking and Cycle Provision SPD and have informed the parking provision for the proposed development.

ii) Adopted Local Plan (Allocations) 2014

- 4.10 The Local Plan (Allocations) Document was adopted in July 2014. **Policy EM1** includes the application site (Ref UE37- Land West of Coldharbour Farm Road) as a residential allocation. The policy refers to the site area as 1.94ha and an indicative net site capacity of 47 dwellings. The policy states:

‘The number of dwellings shown for each site is ‘indicative’ based on known site characteristics and density considerations. Planning permission will be granted provided that detailed proposals:

- **Are broadly consistent with the indicative figure for the number of dwellings; and**
- **Take account of all site specific development requirements set out in the relevant site profile’.**

- 4.11 The remainder of Policy **EM1** requires proposals take account of the site specific requirements in the site profile including:

- **Connecting footpath/cycle link to A27 (eastbound carriageway) Service Station**
- **Layout to have regard to adjacent SINC and boundary planting to be incorporated**
- **Access is expected to be achieved from the end of Coldharbour Farm**
- **Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required**
- **Mitigate any impacts on Brent Geese and/or waders (Policy DM23)**
- **Ensure appropriate amenity level for occupants of proposed residential properties having regard to noise and light pollution (Policy DM18)**
- **Flood Risk Assessment, including detailed fluvial modelling**
- **On-site SUDS**
- **Reduce green field runoff rates and a likely contribution to the Emsworth Flood Alleviation Scheme (Policy DM25)**

- 4.12 The requirement to mitigate impacts on Brent Geese and/or Wader birds in DM23 was carried out in connection with the 2014 planning application. At that time, ecologists confirmed the site was unsuitable to support wader birds or Brent geese populations due to a lack of suitable

habitats and high levels of disturbance from adjacent urban environments. This issue has not therefore been addressed again in this detailed application.

iii) The Hants Minerals & Waste Local Plan

- 4.13 The application site falls within a Minerals Safeguarding Area (MSA) in the adopted Minerals and Waste Plan (October 2013). In accordance with Policy 15 of the Plan an assessment is required to ensure that commercially viable mineral resources are not needlessly sterilised by the development proposal. An assessment has been carried out and shows that the proposed development of 44 no. dwellings and associated works without the prior extraction of mineral resources in the Mineral Safeguarding Area is justified with reference to the Policy 15 Plan criteria.

iv) Supplementary Planning Guidance

- 4.14 The Design Guide SPD was adopted in 2011. It informed the design and layout of the last consented application in 2014. The current application layout is based substantially on the consented scheme and pays regard to the broad principles for the layout and design of new developments in the SPD.
- 4.15 The Council's SPD on Car Parking was adopted on 27 July 2016. It specifies a minimum car parking standard of 1 space for 1 bed, 2 spaces for 2 and 3 bed units and 3 spaces for 4 bed + units. Reduced car parking standards are proposed in highly accessible locations including the area around Emsworth Rail station in a Supplementary Consultation document (February 2019) but this is not yet adopted policy. Car parking provision is dealt with separately in the Transportation Assessment of Bellamy Roberts and the Design and Access Statement of RH Partnership Architects but in summary 87 no. spaces for residents and visitors are proposed.

v) Emerging Havant Local Plan 2036

- 4.16 The Borough Council has started work on its Local Plan Review. The Plan covers the period to 2036 and a Pre Submission Version was subject to public consultation in January-February 2019.
- 4.17 The draft Plan retains the application site as a preferred housing allocation in Policy **H10**. The policy refers to the earlier consents and the same site specific requirements from the 2014 Site Allocations Plan with the exception of the need for Brent Geese and Wader bird mitigation which has been removed.
- 4.18 Policy **H10** continues to express the capacity of the site as an indicative figure of about 53 dwellings, this being the total in the 2014 planning consent. The policy states that:

- Sufficient information should be submitted to address the site-specific planning considerations e.g.: i) Archaeological Assessment; ii) Flood Risk Assessment; iii) Drainage Strategy; iv) Ecological Assessment; v) Arboricultural Assessment; vi) Transport Assessment and Travel Plan; vii) Noise Impact Assessment; viii) Air Quality Assessment; ix) Contaminated Land Assessment;
- Opportunities have been explored for the prior extraction of minerals to the satisfaction of Hampshire County Council;
- The development enhances the Local Ecological Network through the opportunity area found on site in order to achieve biodiversity net gain;
- The developer provides a drainage solution on site which reduces surface water run-off and contributes towards identified flood alleviation schemes in the area, in line with Policies E19 and E20;
- The development does not prejudice the future development potential of the adjacent Southleigh Strategic Site;
- And the design and layout: i) Does not prejudice the future delivery of A27 junction improvements to facilitate access arrangements to the Southleigh Strategic site to the west (Policy IN2); ii) Retains and integrates the trees and hedgerows found on the site; iii) Provides on-site public open space and community food growing provisions in the eastern part of the site, in line with Policy E9; iv) Provides safe pedestrian and cycle links up to the western boundary of the site, to facilitate a link to the petrol filling station, and through the site to Havant Footpath 71 to the eastern boundary, and to the Southleigh Strategic Site; v) Safeguards the pedestrian and cycle link under the A27 at Emsworth Recreation Ground; vi) Secures an acceptable relationship between the new dwellings and the A27 through separation and/or other appropriate mitigation measures; vii) Addresses the presence of the SINC in line with Policy E14; viii) Provides an appropriate easement and related safeguarding measures to ensure any significant negative effect on the existing Main River and ordinary watercourse(s) are mitigated to an acceptable level, including the provision of adequate compensatory flood storage if required.

4.19 Other relevant policies are **E1** - High Quality Development, **E7** – The Hermitage Stream, **E9**- Open Space, **E12** – Low Carbon Design, **E15** – Protected Species, **E16** – Solent Special Protection Area, **E18** – Trees and Hedgerows, **E19** – Managing Flood Risk, **E20** – Drainage Infrastructure, **E22** – Amenity & Pollution, **H1** – High Quality New Homes, **H2** – Affordable Housing (still 30% and subject to viability), **H3** – Density and **H4** – Housing Mix.

4.20 We have addressed the above policy requirements in the various supporting documents submitted with the application. We have not prepared an Air Quality Assessment as the

application does not represent major development or a Contaminated Land Assessment as the site is an uncontaminated green field site. Air Quality and Contaminated Land are not absolute requirements for validation in the adopted Local Plan in any event. We have not increased the density towards the emerging Policy **H3** expectation of 40dph given the on-site flood constraint and the character of the surrounding housing which is lower than 40dph. More than 35% of the proposed dwelling mix comprises 2 bed units in accordance with **H4**.

vi) The Emsworth Neighbourhood Plan

- 4.21 The Emsworth Submission Version Neighbourhood Plan is dated April 2019 but is not yet 'made' and doesn't therefore form part of the 'Development Plan'. Nevertheless it carries some weight for the application.
- 4.22 Relevant policies are **L1**- General Housing, **L2**- Housing Mix and other design policies. Policy **L1** states that new housing will be permitted as specified in individual site policies as contained within the Havant Local Plan. Policy **L1** also states that for 10 units or more, 40% will be affordable housing for rent. This level of affordable housing conflicts with the 30% requirement in the adopted Local Plan. As noted in the NPPF, the conflict must however be resolved in favour of the policy which is contained in the last document to become part of the development plan and this would be the 2011 Havant Core Strategy. In any event, the policy background to Neighbourhood Plan Policy **L1** states it has been agreed between the Emsworth Neighbourhood Forum and Havant Borough Council that the Havant Local Plan 2036 will lead on housing policy and site allocations within the neighbourhood area. The 30% requirement for affordable housing is therefore the correct level to follow for this application.
- 4.23 Policy **L2** deals with housing mix and it encourages the submission of smaller units including one and two bed units with a proportion of smaller family three bedroom units. The proposed mix delivers 6 no. 1 bed, 16 no. 2 bed units and 21 no. 3 bed units. Only one 4 bed unit is proposed. The mix is entirely in accordance with the Neighbourhood Plan policy.
- 4.24 The design policies **D1-D7** have all informed the layout, form, density and use of materials in the proposal. These detailed design considerations are set out more fully in the Design and Access Statement of RH Partnership Architects.

vii) Position Statement on Nutrient Neutral Development

- 4.25 The Position Statement (June 2019) provides guidance from Havant Borough on mitigating impacts from development and nitrate discharge in its area on the water quality of the Solent's European Designated Sites including Langstone and Chichester Harbours. The Statement quantifies the nitrogen load to be mitigated from all new development in the emerging Local Plan to 2036 to be 2,942 kg/TN/yr and using an agreed methodology from Natural England

indicates a 'nitrogen budget' will need to be prepared to secure a nitrogen neutral development.

- 4.26 Using Natural England's worked example to calculate total nitrogen load in its Advice Note (June 2019) the **nitrogen budget** for the application proposal of 44 dwellings has been estimated (and should not be relied on) as follows:

Nitrogen Load from Development

- The additional population from the proposed 44 dwellings assuming an occupancy rate of 2.4 persons is **105.6 persons**.
- The water use from the development will be set at a maximum water use of 110 litres per person/day. The total use for the development is therefore **11,616 litres per day**.
- After WwTW treatment the total discharge is $11,616 \times 8.1 =$ **940,900**
- Conversion to kg/TN = **0.94 kg/TN/day**
- Total Load pa x 365 days = **343kg/TN/yr.**

Offset Nitrogen Loss from Current Land Use

- Lowland grazing $13 \text{ kg/ha} \times 1.94 =$ **25 kg/TN/yr.**

Adjust Nitrogen Load based on land use in the Development

- Change to Urban Land (estimated at 0.82ha in FRA) $\times 14.3 =$ **11.7kg/TN/yr.**
- Nitrogen from open space of 5kg/ha/yr. within attenuation area of 1.12ha = **5.6kg/N/yr.**
- $11.7 + 5.6 =$ **17.3kg/TN/yr.**

Net Overall Change in Nitrogen Budget

- **Total Load = 343kg/TN/yr.**
- **Offset Loss = - 25kg/TN/yr.**
- **Adjust Load = 17kg/TN/yr.**
- **Subtotal = 335kg/TN/yr.**
- **Add 20% buffer = 67kg/TN/yr.**
- **TOTAL BUDGET = 402kg/TN/yr.**

- 4.27 The calculated surplus will be mitigated in accordance with the recommended options in the Advice Note and can be conditioned in the usual way.

5.0 THE DEVELOPMENT PROPOSAL AND RECOMMENDATION

A Policy Considerations

5.1 Adopted Policy **EM1** of the Site Allocations Local Plan requires development on the application site to pay regard to the various requirements of the site profile. All requirements have been met in this outline application as follows:

- It provides a footpath connection to the A27 services within the adoptable road layout of the housing development.
- The layout has paid regard to the ecological interest of the adjacent SINC.
- Access is available from the Coldharbour Farm Road spur which is adopted highway land and car parking is proposed to the specified standard.
- Minerals Safeguarding Areas (MSA's) have been identified in the County Minerals Local Plan. An assessment has been carried out to show that the proposed development of 44 no. dwellings and associated works is justified without the prior extraction of mineral resources in accordance with the Policy 15 Plan criteria. This designation should not therefore preclude development of the application site.
- The site has previously been shown to be unsuitable to support wader birds or Brent geese populations due to a lack of suitable habitats and high levels of disturbance from adjacent urban environments. Other biodiversity impacts can be adequately mitigated including nitrate discharge.
- The application is accompanied by a Noise Assessment. It concludes that the adverse impacts from noise can be adequately mitigated with standard double glazed windows in accordance with the NPPF tests. Landscape planting and a 4m high acoustic fence will also safeguard residential amenity and mitigate noise and light pollution from the service area and A27 running behind the embankment on the south boundary.
- Flood risk can be mitigated and the drainage strategy of Cannons Consulting engineers which includes on site SUDS provides an acceptable solution for the development.
- The Archaeological Assessment of Development Archaeology Services Ltd found no archaeological deposits within the trial trenching and it concludes that on archaeological grounds there should be no grounds for refusal of the planning application.

B The Development Proposal

5.2 The proposal is for 44 dwellings comprising six no. 1-bed apartments, sixteen no. 2-bed terraced houses, sixteen no. 3-bed semi-detached houses, five no. 3-bed detached houses and one 4-bed detached house. It provides for 30% affordable housing equivalent to thirteen units

on site with the balance of 0.2 of a unit provided as a commuted sum for off-site provision. The dwelling mix of the affordable units will be agreed with the Council's Housing officer prior to the determination of the application. On a site of 1.94ha the density is equivalent to approximately 23 dph.

C Character

- 5.3 The character of an area is derived from the layout and form of development, the design and use of materials and the density of surrounding development. In accordance with Policy CS16 the illustrative layout allows the development to integrate with existing local landscape features, and promotes wildlife and biodiversity with the protection of the adjacent SINC stream.
- 5.4 The character of the area in terms of building heights, massing, existing building lines, plot widths and depths, materials and proportions of windows and doors will all inform the proposed form of development. The layout is permeable allowing connections through to the existing recreation ground with access to the nearby rail station interchange and the main schools shops and facilities in the wider area. The layout provides a footpath/cycle path to & from the service station which is indicated at 3m wide overall.

D Design and Scale

- 5.5 The design and scale of the new dwellings will add to the interest & distinctiveness of the area. Materials will be predominantly brick (in various colours & textures, but mostly red) with concrete interlocking tile, some tile hanging & weatherboarding all to reflect local vernacular. All dwellings are proposed to incorporate innovative construction techniques & energy & water efficiency measures.
- 5.6 Regard has been paid to the A27 and the dwellings alongside this boundary are proposed with all principle rooms facing away from the A27, which is beneficial in terms of reducing noise impact. An active street frontage is provided at the entrance to the site as shown on the layout plan of RH Partnership Architects.

E Car Parking and Highways

- 5.7 The layout plan provides approximately 87 car parking spaces (72 allocated and 15 visitors) to accord with the Council's car parking standards. The proposed parking layout, in combination with the landscape proposals has been developed to minimise the visual impact on the street scene and avoid large areas of hard surfacing. The Design and Access Statement of RH Partnership Architects and the Transportation Assessment of Bellamy Roberts provide more information on the highway aspects of the proposal.

F Landscaping

- 5.8 The application is accompanied by a Landscape and Planting Specification and Landscape and Visual Impact Appraisal to show that with proposed planting the visual impact of the development can be satisfactorily mitigated.

G Recommendation

- 5.9 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 planning law requires planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. This detailed planning application for 44 dwellings and associated works is in accordance with Policy EM1 of the adopted Site Allocations Local Plan and emerging Policy H10 of the 2036 Havant Borough Local Plan.
- 5.10 The last consented application for 53 dwellings on the site was widely consulted on in 2014 including a Development Consultation forum attended by local residents, councillors and other stakeholders in November 2013. The current proposal has been amended to take account of on-site flood constraints and proposes 9 fewer units, or 44 dwellings total. This lesser number of dwellings is still in accordance with the indicative number of 47 dwellings in adopted Local Plan policy.
- 5.11 There are no adverse impacts arising from the development (technical, policy, landscape, biodiversity or otherwise) that outweigh its benefits in terms of providing additional housing including affordable housing to meet local need. It should therefore be granted planning permission at the earliest opportunity.