

PLANNING APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/19/00156
Site Address:	Eastleigh House, Bartons Road, Havant, PO9 5NA
Development:	Internal alterations to allow conversion from offices (class B1(a)) to form 6No. one bed flats (C3 residential units)
Case Officer:	Emma Chisnall
Comments by:	Jade Ellis
Date of Comments:	12 March 2019

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 Havant Borough. The following policies and documents are of particular relevance:

- CS2 Employment
- 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
- DM3 Protection of Existing Employment and Tourism Sites
- DM11 Planning for More Sustainable Travel
- DM13 Car and Cycle Parking on Residential Development
- DM20 Historic Assets
- DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development
- UE33 Eastleigh House, Bartons Road
- Havant Borough Council Housing SPD (July 2011) and
- Havant Borough Council Parking SPD (July 2016).

The [Pre-Submission Havant Borough Local Plan 2036](#) can only be afforded very limited weight at this stage but may be afforded greater weight as the Plan progresses towards examination. The following policies are of particular relevance

- DR2 | Regeneration
- IN1 | Effective provision of infrastructure
- IN3 | Transport and parking in new development
- E1 | High quality design
- E2 | Health and wellbeing
- E11 | Sports and recreation
- E12 | Low carbon design
- E16 | Solent Special Protection Areas
- H1 | High quality new homes
- H3 | Housing density
- C1 | Protection of existing employment sites

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 and within the settlement boundary as defined by policy E3 in the

emerging local plan. There is therefore a presumption in favour of sustainable development subject to other considerations.

The site is allocated for 5 dwellings under site reference UE33 Policy HB1 of the Allocations Plan. The submitted Design and Access Statement confirms that the site is undergoing development with 9 dwellings to the north of the existing building, whilst Eastleigh House has recently undergone conversion from a dwelling house to form an office under planning permission reference APP/16/01077.

In addition to the site-specific development requirements set out in the Allocations Plan, the following policy considerations are of relevance.

Loss of employment

Policy CS2 of the Core Strategy states that planning permission will be granted for development proposals that safeguard existing employment sites that are not fit for current purpose.

Policy DM3 which is counterpart to this policy makes clear that the development of land or premises currently or last used for B use class employment purposes to non-B use class employment will only be permitted where it has been demonstrated that the land or premises are not fit for purpose and financially unviable for B use class purposes. An active and exhaustive marketing exercise would normally be required to demonstrate the site is no longer suitable for B use class employment.

Emerging Policy C2 of the Pre-Submission Local Plan is also of relevance in terms of the Council's proposed approach to safeguarding employment uses. The application site is not defined within one of the established employment areas in the emerging policy, nor is the site allocated for employment in the adopted local plan.

In the emerging Local Plan, policy C2 sets out the change of use or redevelopment of an employment site to a non-employment use will only be permitted where:

“a. There are available and suitable alternative premises within a reasonable distance of the employment site which enable the occupier(s) to relocate.”

Very limited information has been provided about the occupation of the building but the submitted CIL forms indicate that the existing building is “currently in use”. In this respect, further information is requested from the applicant in terms of the current occupation of the building.

A policy objection would normally arise in the absence of an active and realistic market exercise. There may however, be material considerations which justify a deviation from this approach. The fact that the site is allocated for housing in the adopted local plan must be weighed carefully in the overall planning balance.

Heritage

Eastleigh House is a Grade II listed building. The proposed alterations are therefore expected to protect, and where appropriate enhance the listed building in line with Policy CS11. This is reinforced by policy E13 in the emerging requires proposals to protect, conserve and where possible, enhance the significance of designated heritage assets and their settings; and make sensitive use of heritage assets, through regeneration and reuse. The Council's Conservation Team will be able to provide further advice in this respect.

High quality new homes

Policy H1 of the emerging Local Plan expects all new homes to be designed to meet appropriate internal space standards. Two of the proposed six units would be designed to be in excess of the minimum gross internal floor area for a 1-bedroom property for 2 people (50 sq. m), the remaining four units would fail to meet this threshold. Paragraph 6.3 of the supporting text recognises there needs to be flexibility for conversions meeting appropriate space standards, particularly where achieving the standards would adversely affect the significant of a heritage asset.

In addition to the above, the emerging policy requires sufficient private and/or communal outdoor amenity space of to be provided. For flatted developments, this should be a minimum of 1 sqm of communal space per bedroom. The submitted proposed site plan indicates that there would be a substantial lawned amenity area surrounding Eastleigh House.

Housing Density

Outside the town centres and defined opportunity areas, policy H3 of the emerging Local Plan expects development to provide for a minimum of 40 dph.

Based on the net site area of 0.45 ha, the proposed conversion would generate a density of 13dph but when based on an estimated developable area of 0.2ha the scheme would generate 30 dph. Whilst this would obviously fall short of the minimum density, it is recognised that there are site-specific constraints such as the listed building which may justify a different approach on the site.

Low carbon design

Policy E12 of the emerging Local Plan sets out that proposals for residential development are expected to achieve a reduction in CO₂ emissions of at least the Dwelling Emission Rate (DER) when compared to the Target Emission Rate of Part L of the Building Regulations.

If the required 19% reduction is financially unviable or technically unfeasible, then this will need to be demonstrated with appropriate evidence in support of a planning application. In this instance, the applicant will be expected to achieve the most significant CO₂ reduction viable in the circumstances.

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.

Emerging Policy IN3 in the Pre-Submission Plan expects Electric Vehicle charging infrastructure to be provided for each new residential unit with private off-street parking, as well as an appropriate number of spaces in shared parking at residential and commercial development where long-term parking for staff or residents is provided. The Council expects 10% of spaces to have Electric Vehicle charging points in commercial developments as a minimum.

Community Infrastructure Levy and S106

The proposed development is CIL liable. CIL rates are set out in the Council's [adopted Charging Schedule](#). A Council has also commenced a review of the adopted Charging

Schedule, though the rate for residential development will remain broadly the same in this part of the borough.

Developer contributions will be required in accordance with Policy DM24 Recreational Disturbance and the Solent Recreation Mitigation Strategy to Special Protected Areas (SPAs) from Residential Development.

Summary

Whilst a policy objection would normally arise in the absence of an active and realistic marketing exercise, the site is allocated for housing in the adopted local plan which must be afforded weight accordingly. Further information is however, requested in respect of the current occupiers of the building and whether there is suitable and available accommodation within a reasonable distance of the application site which would enable them to relocate.

There are however, various detailed considerations including the impact of the proposals on the significance of the designated heritage asset which should be taken into account. This may be a moderating factor in the ability of the scheme to address some of the emerging requirements in the new Local Plan.