

Planning Policy Comments

Application No	APP/19/00414
Address	Victoria Cottage Hospital, North Street, Emsworth, PO10 7DD
Development	Conversion of former Victoria Cottage Hospital to GP Surgery with associated side, rear and front extensions
Case Officer	LO
Comments By	JB
Date of Comments	6 June 2019

Policy Status

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the Hampshire Minerals and Waste Plan form 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 should be afforded limited weight.

In addition, the [Emsworth Neighbourhood Plan](#) has reached an advanced stage of preparation, and was submitted to the Borough Council in April 2019. It therefore also carries limited weight in decision making.

Principle of Development:

The site lies within the urban area, as defined by policy AL2 of the Havant Borough Local Plan (Allocations) and Policy CS17 (Core Strategy). In addition, the site is previously developed land, and as such, the principle of development in this location is accepted. Considerations therefore relate to the nature of this particular proposal.

Emsworth District Centre

This site falls within the Emsworth District Centre as defined by Policies CS4 and AL3 of the adopted local plan. In both Local Plans, the application site lies outside of the primary shopping area.

High quality development that retains active ground floor frontages is supported in principle across the centre in the adopted Local Plan policy CS4. Under the emerging policy, development proposals in the town centre outside of the primary shopping area are supported where, amongst other things:

- Ground floor uses have active frontages, and
- Community, health care and main town centre uses (except B1a) are proposed at ground floor.

Site Specific Policies

The adopted Local Plan contains no site-specific policy or allocation.

The Pre-Submission Local Plan 2036 includes a site allocation under Policy H12, which safeguards the site for a doctor's surgery. Development parameters are set out in that policy, which should be taken into consideration in the determination of this application.

Similarly, the submission Emsworth Neighbourhood Plan includes the site within a designated Community & Public Services Hub, under Policy C1, which gives support for health and social care facilities on the Cottage Hospital site.

Design and Heritage

Both the adopted and the emerging local plan require high quality design in all development, and consideration of the historic environment under policies

- CS16 High Quality Design (Core Strategy) and
- E1 High Quality Design (HBLP2036)
- DM20 Historic Assets (Allocations Plan)
- E13 Historic Environment and Heritage Assets (HBLP2036)

These considerations are reinforced through the Heritage and Design Policies (H1, H2; D1 to D7 + design checklist) in the Emsworth Neighbourhood Plan.

Parking & Access

Parking standards apply under the adopted and the emerging local plans (see Parking Standards SPD). The SPD requires 3 spaces per consulting room for doctor's surgeries. The proposal contains 12 rooms marked on the plan as consulting rooms, with additional nurse and treatment rooms. There are 13 staff only parking bays and two disabled patient bays proposed. The requirement of the SDP for parking spaces is therefore clearly not met, as the number insufficient, and there are no general use spaces for patients. The SPD allows some flexibility for Health Centres, which, unlike surgeries, may justify their parking strategy instead of a set number of spaces being prescribed. Given the similarity between these uses, it is suggested that the applicant should be invited to justify their parking provision and strategy.

Cycle parking for staff and visitors should also be provided, and the applicant confirms that they intend to do this.

The emerging Local Plan Policy IN4 also requires vehicles to leave and enter the highway in forward gear (Policy IN4 of the HBLP2036), so there would have to be appropriate turning or flow arrangements on site, which appears to be the case.

Flood Risk

It is noted that the applicant, in their design and access statement, considers flood risk briefly, but do not consider it to be an issue. While it is acknowledged that the site lies in Flood Zone 1, Emsworth is a location with known flooding and drainage issues. Policy DM25 of the adopted Local Plan therefore applies. This policy sets the expectation that development here should reduce post development run-off, and where necessary make contributions to flood alleviation schemes.

Conclusion

The principle of development in this location is accepted, and a doctor's surgery is actively supported in emerging policy. The determination of the application will therefore largely be based on the detailed consideration of the nature, layout and design of this particular proposal.