

Planning Application Response of Planning Policy

Application No:	APP/19/00281
Address:	Land adjacent Woodcroft Primary school, Waterloooville
Development:	Demolition of existing Padnell Grange and ancillary structures and erection of 86 dwellings
Case Officer:	Mrs D Haywood
Comments by:	Simon Kennedy
Date of Comments:	29 March 2019

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 H45 of the Pre-submission Local Plan and has the benefit of outline permission for development of 43 dwellings under application reference APP/15/01235.

On this basis there would be no policy objection to the principle of development.

While the emerging Local Plan has only limited weight at this point in time, it is advised that the applicant should address the site opportunities, constraints and development requirements as set out in Policy H45 of the Pre-Submission Local Plan, as these have been informed by up-to date assessments of site considerations.

Archaeology:

It is particularly noted that Archaeology has not been considered within the outline permission. As the site has been identified as having moderate potential for unidentified archaeological deposits an archaeological assessment should be provided to support the application. This has not currently been provided.

Ecology:

It is noted that condition 12 of outline planning application APP/15/01235 requires details of proposed ecological mitigation measures. Although this could be dealt with under a separate discharge of condition application under the outline permission, it is considered that this provides some risk that the mitigation measures may not be compatible with the detailed design provided under this application.

Drainage and Controlled Waters:

It is noted that condition 5 of outline planning application APP/15/01235 requires details of proposed drainage measures. Although this could be dealt with under a separate discharge of condition application under the outline permission, it is considered that this provides some risk that the required measures may not be compatible with the detailed design provided under this application.

The site is located in an aquifer source protection zone. As potential contamination from development could result in an adverse impact on controlled waters and potable water supply (Bedhampton and Havant Springs). A conceptual site model should be created to assess this risk in line with policy E21 of the Pre-submission Local Plan.

Conclusion:

Matters relating to archaeology and aquifer source protection zones require further evidence to support the application. This additional information should be provided to the relevant experts to confirm acceptability.

Matters relating to ecology and drainage may be dealt with under a separate application. However, it is strongly recommended that these matters are considered further through the application process to ensure no conflict arises.