

Planning Application Response of Planning Policy

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:	David Eaves
Comments by:	Jacqueline Boulter
Date of Comments:	27 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 W126 of Policy WA1 in the Local Plan (Allocations).

The vast majority of the application site lies within the urban area as defined by Policies CS17 and AL2 of the Local Plan which seek to concentrate new development within the defined urban area. However, I note that a small finger of land in the north east of the proposal site extends beyond the urban area.

The emerging 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).

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 H44 of the Pre-Submission Local Plan, as these have been informed by up-to date assessments of site issues.

Minerals & Waste:

The north – east corner of the site overlies identified minerals resource, and as such is in the Minerals Consultation Area for Hampshire County Council. However, the Hampshire Minerals & Waste Safeguarding SPD indicates that where sites overly resource in the MCA they need only be referred to the County Council if they have a site area of over 3ha.