

Planning Policy Consultation Response

Application No:	APP/19/00474
Address:	Land north of Havant Road and west of Selangor Ave, Emsworth
Development:	Variation of Condition 2 of Planning Permission APP/16/00774 relating to minor plot changes to the approved layout, reconfiguration of the show home arena and amending proposed house types for plots 139-146 inclusive.
Case Officer:	Daphney Haywood
Comments by:	Jacqueline Boulter
Date of Comments:	30 May 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. Policy comments were provided on the basis of these plans when APP/16/00774 was being considered.

Since then, there has been a change in the policy position, as the [Pre-submission Havant Borough Local Plan 2036](#) (HBLP 2036) was approved by the Council on 30 January 2019. This must now be afforded limited weight. These comments focus on this change in position.

Principle of development

It is noted that permission has been granted for this site, and that this application seeks to vary house types and make changes to the approved layout. I therefore consider that the principle of development has been established. Furthermore, the Pre-submission Local Plan supports the principle of development on this site, through the inclusion of a draft policy under policy reference H9. That site allocation policy sets out development requirements which should be considered during the determination of this application.

Emerging requirements

Given that this application seeks to review plot arrangements and house types, this opens an opportunity for the applicant to address some of the new requirements emerging from the Pre-submission Local Plan.

Emerging policies which I consider to be of particular relevance to this proposal are highlighted below.

- **Density:** The Pre-Submission Local Plan includes Policy H3, which requires residential development to maximise its contribution to addressing housing need, and expecting a minimum density of 40dph
- **Internal Space Standards:** emerging Policy H1 includes a requirement for dwellings to meet the nationally described internal space standards. As house types are being reconsidered
- **Low Carbon Design:** emerging Policy E12 requires residential development to achieve reduced carbon emissions, and expects it to demonstrate its sustainability using the Home Quality Mark tool or equivalent.
- **EV charging:** Policy IN3 expects Electric Vehicle charging infrastructure to be provided for each new residential unit with private off-street parking.

Given that the policy position has changed since the previous permission, the applicant should be asked to provide a conformity check with the emerging plan. A template has been produced to aid this process. It is acknowledged that this application does not start from first principles, and that as such, there may be good reason why some policies cannot be complied with. Nevertheless, the applicant should demonstrate why this is the case.

Coordination of Development

As highlighted in the allocation policy H9 the design and layout must 'not prejudice the future delivery of A27 junction improvements to facilitate access arrangements to the Southleigh Strategic site to the north (Policy IN2)'. This will be a particular consideration in determining whether the revised layout is acceptable.

Conclusion

The principle of the development has been established by a planning permission, and is supported by emerging policy. This proposal for revisions to details of layout and house type nevertheless necessitates consideration of the emerging Local Plan, which now carries limited weight. Since the policy position has changed since the original permission was granted, the applicant should submit a statement of conformity with the emerging Local Plan, demonstrating how emerging policy has been considered, and where possible complied with in the redesign.