

Planning Application Response of Planning Policy

Application No:	APP/18/00230
Address:	Redlands House, 38-40 Long Copse Lane, Emsworth, PO10 7UR
Development:	To construct 1 No. 4 bedrooms dwelling with garage and associated parking
Case Officer:	Mrs D Haywood
Comments by:	Lewis Ford
Date of Comments:	6 th April 2018

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. In addition, the [Local Plan Housing Statement \(LPHS\)](#) and its guiding principles, adopted December 2016, is also a material consideration.

The following policies and documents are of relevance:

- CS16 High Quality Design
- CS17 Concentration and Distribution of Development within the Urban Areas
- CS21 Developer Requirements
- DM6 Coordination of Development
- DM8 Conservation, Protection and Enhancement of Existing Natural Features
- DM13 Car and Cycle Parking on Residential Development
- DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development.
- DM25 Managing Flood Risk in Emsworth
- AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements
- Havant Borough Council Parking SPD (July 2016)

Principle of Development:

The site currently lies outside the urban area, as defined by Policies AL2 and CS17. These policies seek to concentrate development in the defined urban area. This proposal for residential development is, therefore, contrary to the policies of the Adopted Local Plan.

Nevertheless, the Council is in the process of reviewing its Local Plan. The first step of this review was the adoption of the Local Plan Housing Statement (LPHS) in December 2016. The LPHS is in response to the high need for housing in the Borough and sets out the Council's position regarding sites which are not allocated in the adopted Local Plan. In doing so, the LPHS supports the principle of residential development on a number of urban extension sites. This proposal forms part of site UE67 which is identified in the LPHS for 5 dwellings. Therefore, the principle of development on UE67 is accepted.

Coordination of Development and High-Quality Design:

The land directly north of the site has been identified for residential development in the LPHS as UE76 (Land north of Long Copse Lane) for about 260 dwellings. The proposal must not undermine the future development potential of this site; in the instance that this cannot be ensured, the proposal will not meet the requirement of Policy DM6.

In addition to the above, the land south of the site, referred to as "land rear of 38-40 Long Copse Lane" was granted planning permission for 4 dwellings under reference APP/14/00064 in May 2017. Although this proposal will not undermine the access of the permitted development (as access for permission APP/14/00064 will be taken from Redlands Lane), the proposal will still need to consider the impact of amenity to this already permitted development to comply with criterion e) of Policy CS16.

It is encouraged that the applicant seeks independent certification against the Home Quality Mark (HQM). This certification offers a holistic and flexible means through which individual dwellings can be measured, improved and showcased. Moreover, the HQM provides a five-star rating with key indicators which communicate the performance of a new home's design, construction, and use potential. The framework assesses water and energy use (embodied and when occupied), internal comfort and health (air quality, daylighting, noise and access to green space and amenity), resilience and safety (flood risk, fast and secure internet, adaptability) in addition to the home occupier experience (aftercare, handover procedures and the provision of home information). It enables applicants to demonstrate the quality of their homes to a range of stakeholder; building confidence in the quality of the completed new homes and helps highlight the benefits of new housing to prospective home buyers and tenants.

Parking:

Policy DM13 and the [Havant Borough Parking SPD \(July 2016\)](#) set out the parking standards for new residential development in the Borough.

The vehicular parking requirements for C3 development can be found in Table 4A (page 9) of the SPD. The proposal is for one 4-bed property with three vehicular parking spaces and a garage (containing two spaces). The minimum vehicular space provision for a 4-bed property is three spaces, therefore the scheme is policy compliant.

The cycle parking/storage requirements for C3 development can be found on Table 4D (page 13) of the SPD. To be policy compliant, the proposal will need to contain 2 long-stay cycle spaces.

Trees and Bechstein's Bat:

The submitted Arboricultural Assessment and Tree Protection Plan highlight that all high and moderate quality trees will be retained and protected. This is supported; however, lower quality trees have been proposed for removal which is contrary to criteria 1) and 2) of Policy DM8. The Council's Arboricultural Officer will be able to provide further advice on the matter.

Bechstein's Bat is a rare non-migratory bat species associated with woodland habitats and is afforded a high degree of legal protection in the UK and Europe. The species is found in internationally important numbers in Hampshire and is likely to occur within suitable woodlands (including fragmented woodland areas) and associated habitats throughout south

Hampshire. A large Bechstein's Bat maternity roost has been identified to the north of the site.

The Planning Policy Team are pleased to see that Bechstein's bat has been considered within the submitted Preliminary Ecological Assessment and that an ecologically sensitive lighting scheme is suggested. Nevertheless, concern is raised that the removal of trees (despite their lower qualities) may impact upon the species. The Council's Ecologist will be able to provide further advice on the matter.

Flooding:

The site is not located in Flood Zones 2 and/or 3; however, the area has known drainage capacity issues. In line with Policy DM25, the proposal will need to provide a drainage solution which reduces surface water run-off.

Although Policy DM25 allows for a financial contribution to be paid towards the Emsworth Flood Alleviation Scheme (FAS), the Environment Agency (EA) stated in their response to the Draft Local Plan 2036 that managing flood risk at its source (i.e. on site) is the most appropriate risk management technique. As such, contributing to a flood alleviation scheme should be supplementary rather than an alternative.

Developer Contributions:

In addition to the requirements of Policy CS21, Havant Borough Council has an adopted CIL Charging Schedule which is applied to all new residential development in the Borough.

The [Solent Recreation Mitigation Strategy](#) was approved, along with its implementation from 1st April 2018 onwards, by Havant Borough's Cabinet on 7th February 2018. As such, the proposal will need to pay the Solent Recreation Mitigation Partnership (SRMP) contribution in line with the strategy and Policy DM24.

Draft Havant Borough Local Plan 2036:

The application is part of a larger site proposed for residential development, under reference H14 (pages 188 to 189), in the [Draft Havant Borough Local Plan 2036](#).

The Draft Local Plan 2036 went out to public consultation from 8th January to 16th February 2018. The Planning Policy Team are currently reviewing all the representations received during the consultation; it is anticipated that these will be published in late-May 2018. Alongside this, the Council will be publishing a Consultation Summary Report which, as the name suggests, will summarise all the points raised for each policy/allocation along with the Council's proposed way forward of how to amend each policy/allocation for the next stage of the Local Plan process. It is recommended that the applicant reviews the Consultation Summary Report to ascertain the direction of travel for site H14 when it is available.

Recommendation:

No objection in principle providing that the Council's Ecologist and Arboricultural Officer raise no objection to the loss of lower quality trees and the potential impact on Bechstein's bat.