

Planning Application Response of Planning Policy

Application No:	APP/17/00863
Address:	Southleigh Park House, Eastleigh Road, Havant
Development:	Hybrid Application: Full Application for change of use, alterations to and extension of existing buildings to 20 Residential units, (13 dwellings in the main house and 7 in other Listed Buildings) with associated landscaping parking and amenity space. Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works.
Case Officer:	Rachael McMurray
Comments by:	Jacqueline Boulter
Date of Comments:	19/09/2017

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.

Also relevant to this application is the Local Plan Housing Statement, a policy statement adopted by the Borough Council on 7 December 2016, which is a material consideration in determining planning applications. All of the above documents are available at www.havant.gov.uk/localplan

Principle of Development:

The site currently lies outside the urban area, as defined by policy AL2 of the Havant Borough Local Plan (Allocations) and Policy CS17 (Core Strategy). These policies seek to concentrate development in the defined urban area. The proposal for residential development is therefore contrary to the policies of the adopted Local Plan.

However, the council is in the process of reviewing its Local Plan, and has adopted a Local Plan Housing Statement as an interim step following a Regulation 18 consultation on the Local Plan. The statement is in response to the high need for housing in the borough and sets out the council's position regarding the development of sites for residential purposes, ahead of adoption of the new Local Plan. The statement relates specifically to sites which are not allocated in the adopted Local Plan, and it supports the principle of residential development on a number of urban extension sites. The site that is the subject of this application is one of the sites identified in Guiding Principle 4 of the Housing Statement (Site Reference UE55). Overall, therefore the principle of development of this site is accepted.

It is noted that the current proposal increases the proposed number of dwellings substantially (from 35 in the Housing Statement to 90 now proposed). This will need to be considered in detail, having particular regard to heritage considerations (see below).

Detailed policy considerations

The following policies and documents are of particular relevance to this proposal:

- CS9 Housing
- CS11 Protecting and Enhancing Special Environment and Heritage (note surveys have indicated presence of Bechstein's Bats on the site)

- 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
- DM20 Historic Assets
- DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development
- AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements
- Guiding Principle 4, Local Plan Housing Statement
- Havant Borough Council Housing SPD (July 2011)
- Havant Borough Council Parking SPD (July 2016)

Strategic Site to the South

It should be noted that as part of the Local Plan Housing Statement a Strategic Site delivering at least 1,650 dwellings is proposed immediately to the south and west of the application site. Given that both sites are acknowledged in the Housing Statement, and the application site has been taken into account in the emerging master planning work for the strategic site, it is not considered that the development of the application site would undermine the ability to deliver the strategic site. It should, however, be noted that improvements to the Bartons Road / Horndean Road junction are likely to be needed in the context of the significant number of dwellings planned for the area. Any off-site highway works required to facilitate the application scheme should take this into account.

Minerals & Waste

The site overlies identified minerals resource, and as such is in the Minerals Consultation Area for Hampshire County Council. According to the Hampshire Minerals & Waste Safeguarding SPD, proposals on sites overlying resource in the MCAS with an areas of over 3ha should be referred to the County Council.

Developer Contributions

Community Infrastructure Levy and SRMP contributions will be payable in accordance with the Council's adopted CIL charging schedule and policy DM24 of the Allocations Plan.

Conclusion

The principle of this development, while not supported by the adopted Local Plan, is supported by the Local Plan Housing Statement, a material consideration. However, the more detailed policies relating to matters such as impact on the listed building, design and layout, access etc need to be sufficiently addressed in order for the overall scheme to be acceptable.