Planning Application Response of Planning Policy / Urban Design

Application No:	APP/17/00358
Site Address:	Land west of Horndean Road and south of Southleigh Road
Development:	Application for approval of matters reserved under outline permission APP/14/00547 (layout, scale, appearance and landscape) for development comprising 125 residential dwellings, associated amenity spaces, access, garages, parking, internal roads, pathways, sustainable urban drainage and associated landscaping in addition to the provision of a water retention area.
Case Officer:	Mr L Oliver
Comments by:	Lewis Ford
Date of Comments:	8th May 2017

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 the 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 particular relevance:

- CS9 Housing
- CS15 Flood and Coastal Erosion Risk
- 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 Flood Risk In Emsworth
- AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements
- EM1 Emsworth Housing Allocations
- Havant Borough Council Housing SPD (July 2011)
- Havant Borough Council Parking SPD (July 2016)

Principle of Development: The 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 five urban areas of the borough.

The site is allocated for housing development under reference UE13 of Policy EM1 in the Local Plan (Allocations). Outline planning permission was granted in April 2015 under reference APP/14/00547. Therefore, the principle of development for this site is accepted.

A full set of developer considerations is set out in the allocation policy for UE13; please see page 28 of the Local Plan (Allocations).

Coordination of Development: Policy DM6 of the Core Strategy refers to the coordination of development. The Policy states that proposals will only be permitted where they do not undermine the future development potential of adjacent sites. Proposals should not prevent future access to potential development sites or prejudice future schemes.

The site is immediately adjacent to the east of the Strategic Site. The Strategic Site is identified in the Local Plan Housing Statement (LPHS) and is capable of providing at least 1,650 homes. It is noted that the outline planning permission of this site predates the identification of the Strategic Site. It is also believed that the proposal would not prejudice the delivery of the Strategic Site; however, it is still appropriate to assess the detailed scheme in relation to the future relationship between the two sites.

The contents of paragraph 4.13 of the Planning Statement are welcomed.

Housing: Policy CS9, in combination with the HBC Housing SPD (2011) and the Ministerial Statement (published summer 2016) require new developments of over 11 dwellings to contain 30-40% affordable dwellings.

As stated in paragraph 2.7 of the Planning Statement; '*"the scheme provides 38 affordable dwellings and 87 private dwellings"*. Therefore, 30.4% of net dwellings will be affordable; this is welcomed.

It should be noted, however, that the housing SPD (paragraph 2.04 and Principle 6) sets out that where only 30% affordable housing is provided on-site, and the site could viably achieve a higher level of affordable housing, the council will seek developers to make up the gap to 40% in the form of a financial contribution.

Parking: Policy DM13 and the Havant Borough Parking SPD (July 2016) set out the parking standards for new development in the borough. The parking requirements for C3 development can be found in Table 4A on page 9 of the SPD.

Paragraph 2.5 of the Planning Statement says that '*"each two and three bedroom unit will be provided with two parking spaces, with four bedroom units having three parking spaces*". This adheres to the advice of the Parking SPD. Nevertheless, paragraph 2.5 also states that a total of 283 parking spaces will be allocated (including garages) and 21 parking spaces will be unallocated visitor spaces. The supporting notes of the Parking SPD (under Table 4A) specify that an '*"additional 20% of unallocated parking for visitors should be accommodated*". Therefore, if 283 parking spaces are allocated, then 57 unallocated visitor spaces will be required.

Flooding: The south of the site is identified as flood zones 2 and 3. The provisions of Policies CS15 Flood and Erosion Risk and DM25 Flood Risk in Emsworth apply. It is noted that the applicant has noted the flood zone in the south west of the site as a key constraint, and that substantial sustainable drainage features are proposed.

Brent Geese and Waders: The site is adjacent to an area that is identified as uncertain for Brent Geese and Solent Waders.

Tree Preservation Orders (TPOs) and Landscape: A number of individual, woodland and area TPOs are found on the site. Therefore, the criteria of Policy DM8 must be met.

The information in paragraphs 4.11, 4.28 and 4.29 of the Planning Statement are welcomed and show initial conformity with Policy DM8.

Minerals: The site is likely to be underlain by sand and gravel. Therefore, opportunities for prior extraction should be explored and discussed with the county council. The Minerals Safeguarding SPD provides further guidance:
http://www3.hants.gov.uk/mineralsandwaste/planning-policy-home/mwsafeguarding.htm

Developer Contributions: Havant Borough Council has an adopted CIL Charging Schedule which is applied to new residential development in the borough in addition to the requirements of Policy CS21. The Solent Recreation Mitigation Partnership (SRMP) contribution will also be payable in accordance with Policy DM24.