

Planning Application Response of Planning Policy

Application No:	APP/16/00774
Address:	Land north of Havant Road and west of Selangor Ave, Emsworth
Proposed Development:	161 dwellings with associated parking, access, landscaping, and surface water drainage, pumping station, sub station and signalised junction onto Havant Road (amended scheme)
Case Officer:	Daphney Haywood
Comments by:	Jacqueline Boulter
Date of Comments:	28 March 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.

Also relevant to this pre-application enquiry is the Local Plan Housing Statement, a policy statement adopted by the borough council on 7 December 2016, which is now a material consideration in determining planning applications.

All the above documents are available at <https://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 urban 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 greenfield 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 (Site Reference UE02b).

The Local Plan Housing Statement identifies the capacity of the sites as 154 units. This proposal increases this number, but the Housing Statement yields are indicative only, and I therefore have no reason to believe that the higher number is inappropriate in principle (subject of course to it satisfactorily meeting all other policy and material considerations).

Overall, therefore the principle of development of this site is accepted.

Coordination of Development: Notwithstanding the acceptability of development in principle, a further consideration is the coordination of this development with development of adjacent sites. The sites in the Housing Statement will only be supported, if development here is compliant with the remainder of the policies in the Adopted Local Plan (see Housing Statement para 3.14). Pertinent to this site is policy DM6 of the Core Strategy, which 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 Housing Statement identifies a Strategic Site capable of providing at least 1,650 homes to the north of the railway line and the A27. As part of the delivery package for that site, the need for a new junction on the A27 has been identified. The location and layout for this junction, its slip roads or connecting roads have not yet been determined, and it would therefore be inappropriate to suggest that this current proposal is contrary to policy DM6. Nevertheless, it should be noted that the land earmarked as a landscape buffer for this scheme may be affected by the proposal for a new junction and associated slip road.

Status of the council's SPDs: Both the Parking SPD (2016) and the Housing SPD (2011), together with the borough design guide apply. All are available at: <https://www.havant.gov.uk/planning-and-environment/planning-policy/supplementary-planning-documents>

Housing Mix: The policy requirement (policy CS9 Housing) is for 30-40% affordable housing. It is welcomed that 30% affordable housing on site is being proposed. 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.

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.

Infrastructure Delivery Statement: I note that an IDS has been provided, which appears to address the topics suggested by the council's guidance at: <https://www.havant.gov.uk/local-plan-2036/site-specific-infrastructure-delivery-statement>

Other Considerations:

- The site is uncertain for Brent Geese and Waders (policy DM23) - I note that additional surveys were undertaken and the site has been assessed as having negligible potential for wintering waders and Brent geese due to its enclosed nature and relatively small size.)
- Noise (policy DM10) – given the proximity to the A27 and the railway line of this site, the exposure to noise of future residents must be carefully considered and appropriate mitigation measures proposed. I note that a Noise Impact Assessment has been submitted.
- Minerals: The site is likely to be underlain by sand and gravel and forms part of the Minerals Consultation Area as defined in the Minerals and Waste Local Plan and associated SPD. It is noted that the applicant has considered this issue and has submitted a Minerals Assessment Report.

Conclusion:

In summary, the following policies are of particular relevance:

- CS9 Housing
- CS17 Concentration and Distribution of Development within the Urban Areas.
- AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements
- CS21 Developer Requirements
- DM6 Coordination of Development

- DM10 Pollution
- DM13 Car and Cycle Parking on Residential Development.
- DM23 Sites for Brent Geese and Waders
- DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development.
- Havant Borough Council Housing SPD (July 2011)
- Havant Borough Council Parking SPD (July 2016)
- Hampshire Minerals & Waste Plan
- Local Plan Housing Statement