

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/17/00633
Site Address:	The Orchard House, Western Avenue, Emsworth, PO10 7LP
Development:	Demolition of existing dwelling and erection of 25no. retirement living apartments with communal facilities, car parking and landscaping to include the removal of some onsite protected trees (subject to an Area Tree Protection Order 2068/2017) and provision of replacement tree planting.
Case Officer:	Mrs R McMurray
Comments by:	Lewis Ford
Date of Comments:	3 rd July 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:

- CS7 Community Support and Inclusion
- CS8 Community Safety
- CS9 Housing
- CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- CS12 Chichester Harbour Area of Outstanding Natural Beauty (AONB)
- CS16 High Quality Design
- CS17 Concentration and Distribution of Development within the Urban Areas
- CS21 Developer Requirements
- DM7 Elderly and Specialist Housing Provision
- DM8 Conservation, Protection and Enhancement of Existing Natural Features
- DM11 Planning for More Sustainable Travel
- 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 Housing SPD (July 2011)
- Havant Borough Council Parking SPD (July 2016)
- Guiding Principle 3 of the LPHS

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 proposal involves the demolition of the existing dwelling for the construction of 25 two-bedroom residential apartments. This will increase the density and thus maximise residential development on a brownfield site. This is supported by Guiding Principle 3 of the LPHS.

Housing Provision:

Since the adoption of the Local Plan (March 2011 and July 2014), the Partnership of Urban South Hampshire (PUSH) published the Spatial Position Statement (June 2016). This document highlighted Havant Borough's objectively assessed need (OAN) for housing as 11,250 dwellings by 2036. As such, the proposal will assist Havant Borough in achieving its housing need.

1) Affordable Housing Provision:

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. Further to this, the Housing SPD states that:

"The requirement for affordable housing to be provided extends to all types of residential development (Use Class C3), for five (gross) or more residential units, including retirement homes (sheltered accommodation), special needs housing and Extra Care Schemes"* (paragraph 2.15, page 18).

[*please note that, in accordance with government guidance, the threshold has changed to 11 or more since the adoption of the Core Strategy and the Housing SPD]

The Housing SPD also highlighted in 2011 that 17% of the Emsworth demographic were active elderly residents, whom had a mixed income level, ranging from wealthy to those *"living by modest means"* (p27). A further 5% of the population were elderly people reliant on state support.

A Financial Viability Assessment was submitted to support the application and is currently being reviewed by Havant Borough's Housing Officer.

2) Elderly and Specialist Housing Provision:

The 2011 census recorded the population of Emsworth as 8,628, of which 27% were aged 65 years and over. Hampshire County Council (HCC) collects a variety of datasets and produces the "Small Area Population Forecasts" (SAPF) to estimate the population between censuses. The SAPF estimated that the population of Emsworth rose to 10,289 people in 2015 and as such, 36% were aged over 65 years. In addition, the SAPF has estimated that by 2021 the population of Emsworth will be 11,052 and that 34% will be aged over 65 years.

From the above, it can be seen that the proportion of Emsworth residents who are over the age of 65 years has risen since the adoption of the HBC Housing SPD. Policy CS7.3 (Community Support and Inclusion) acknowledges this disproportionate growth in its supporting text (Paragraphs 4.14 and 4.15) and highlights the need to provide services for older people.

In addition, the proposal aims to achieve social inclusion through a range of communal facilities to *"help create a sense of community within the development"* (as stated in the submitted Design and Access Statement).

Policy DM7 sets out the requirements for Elderly and Specialist Housing, these are replicated below:

- 1) It is demonstrated that appropriate levels of on-site amenity space are accessible for residents' use which provides a satisfactory outlook for all residents.
- 2) A setting for the building is provided which is in keeping with the surrounding area.
- 3) Sufficient space for servicing is provided.

- 4) Services that may generate noise and disturbance (such as laundry rooms, kitchens and refuse storage) are located and designed to avoid undue disturbance to the amenities of neighbouring properties.
- 5) The development would not result in a concentration of such uses in one of the five areas of the borough or an over-concentration within each of these areas.

The supporting text of Policy CS7 specifies in paragraph 10.25 of the Local Plan (Core Strategy) that *“in the case of flats, areas of well landscaped gardens will be important to ensure that residents have the opportunity to access amenity space on site”*.

With this, paragraph 10.26 of the supporting text of the policy highlights that:

“It is recognised that the occupiers of some specialist housing often require access to local services including shops and health facilities and public transport routes. Development for sheltered housing, facilities for the active elderly and for the disabled will be encouraged towards locations where these services can be accessed by non-motorised modes of transport so that a degree of independence can be maintained”.

The site is within 1km of Emsworth District Centre where there is access to dental, doctor and optician facilities, as well as a range of shops, cafes and restaurants. With this, Western Avenue leads onto the main Havant Road (A259) which is an active bus route between Havant Town Centre and Emsworth District Centre. As such, this proposal is also welcomed by Policy DM11 (Planning for More Sustainable Travel).

Community Safety: The submitted Design and Access Statement refers to the natural surveillance of the proposed building’s shape. This is welcomed by Policy CS8.3. The submitted Planning Statement outlines how *“supervision and support will be provided by a house manager and a 24 hour Careline system to provide additional support and security”*.

High Quality Design: The application takes into consideration the amenity of neighbouring properties with respect of outlook, overlooking and privacy as set out in pages 6, 14 and 15 of the submitted Design and Access Statement. This includes further planting around existing tree and vegetation screens as well as consideration to the position and locations of balconies and windows. The above is welcomed by criteria 1c), d) and e) of Policy CS16 (High Quality Design).

Parking: Policy DM13 and the Havant Borough Parking SPD (July 2016) set out the parking standards for new development in the borough. The vehicular parking requirements for older people’s housing are set out in Table 4C on page 11 of the SPD.

Table 4C states that:

- Given the broad range of accommodation available and the resulting variability of parking requirements, parking will be considered on a site by site basis. A full assessment of parking need should be provided (see notes 3 and 4).
- Age restriction conditions or legal undertakings may be appropriate to define the age of occupants. Mobility vehicle storage provision may also be required in addition to cycle long and short stay provision (see Table 4D).

With regard to the latter point, the proposal includes *“extensive cycle and mobility scooter storage with charging points conveniently located within the building”* (see page 6 of the submitted Design and Access Statement).

The application proposes 28 car parking spaces in total, with storage for both cycles and mobility scooters.

Flooding: The site is not identified as flood zone 2 or 3.

The site is located in Emsworth; therefore, Policy DM25 will apply.

Tree Preservation Orders (TPOs) and Landscape: The site has recently been placed under a Tree Preservation Order (TPO). Therefore, the criteria of Policy DM8 must be met.

The retention of the majority of the site's existing mature trees and hedges (as specified on pages 6 and 18 of the submitted Design and Access Statement) is welcomed and shows initial conformity with Policy DM8. The council's Arboricultural Officer will be able to provide additional, more thorough, comments.

The site is near to the Chichester Harbour Area of Outstanding Natural Beauty (AONB) and the Brook Farm Site of Interest for Nature Conservation (SINC). Even though the site is not directly in or adjacent to the AONB (and thus the soon to be adopted Chichester Harbour AONB does not apply), paragraph 7.14 of the Local Plan (Core Strategy) states that:

‘The flatness of the landscape makes the AONB particularly vulnerable to visual intrusion from inappropriate development, both within or adjacent to the boundary, which can often be seen from significant distances across inlets, the main harbour channels, or open countryside’.

Therefore, Policies CS11 and CS12 will apply.

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.

Recommendation: No objection in principle, providing that the criteria of the policies mentioned above are met.