

Planning Application Response of Planning Policy

Application No:	APP/12/00772
Site Address:	Land South of Ranelagh Road, Havant
Development:	Erection of 81 dwellings consisting of 10no. 1 bed flats, 12no. 2 bed flats, 6no. 2 bed houses and 53 no. 3 bed houses, construction of access from Ranelagh Road, provision of landscaping, open space and associated works.
Case Officer:	David Eaves
Comments by:	Patrick Griffin
Date of Comments:	1 st October 2012

Comments:

Overview

The development site is within the urban area as defined in current policy and is partially within an existing saved housing allocation that was adopted through the Havant Borough District Local Plan (2005). Policy H3.9 allocates Land north and south of Ranelagh Road. Part of the site is also allocated as water supply land or for employment use through saved Policy EMP1.6.

The site has been assessed through the Strategic Housing Land Availability Assessment (SHLAA) as suitable for housing development and has been considered as part of the Council's Local Plan (Allocations) informal consultations for housing in its entirety. Havant and Bedhampton requires approximately 1189 – 1378 dwellings between 2012 and 2026 and the development of this site would provide a valuable contribution in what is a sustainable location for housing within the urban area.

However, as required under the saved policy part of the land is still allocated for water supply land or if no longer needed for water supply then it reverts to employment use. The applicants planning statement provides evidence in the form of a letter from Portsmouth Water to show that the land is no longer needed for water supply uses. Since the adoption of this policy the employment situation regarding Portsmouth Water sites has moved on. Detailed conversations between the Council and Portsmouth Water have been undertaken regarding all Portsmouth Water owned land in the Borough and the potential future uses of the land have been rationalised. The land at Ranelagh Road is now considered more suitable for housing as the recent Employment Land Review shows that future employment requirements can be met elsewhere in the area.

Therefore there is no objection to the principle of development at the site providing this is balanced against constraints with the site and any other planning matters such as design and layout.

Promoting Havant Borough's Economy: An Employment and Skills Plan will be required for the construction phases of this development under policy CS3 on Skills and Employability and CS21 on Developer Contributions. The Employment and Skills Plan will deal with on-site recruitment and training. There will be no financial contribution applicable. The requirement for an Employment and Skills Plan will be set out in a Section 106 legal agreement. Further information should be sought at the earliest opportunity from the Economic Development team.

Planning Policy Conclusion: Approve