

Application Response of Planning Policy

Application No:	APP/24/00246
Site Address:	Unit 1, Victoria Road London Road, Waterlooville, PO7 7ET
Development:	Outline application following demolition of the existing bungalow and commercial property; construction of 22 one and two bedroom apartments
Case Officer:	AM
Comments by:	JB
Date of Comments:	24 June 2024
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 advance of a new Local Plan being drawn up, the Council has adopted a Housing Delivery Position Statement, which is not part of the development plan but is a material consideration in the determination of applications at this time. Waterlooville Town Centre The site lies in Waterlooville Town Centre. Policy CS6 of the Core Strategy sets out regeneration ambitions for Waterlooville Town Centre and supports a sustainable mix of uses. More detail on acceptable uses is set out in Policy AL3 of the allocations plan. The focus of this policy is on the retail frontages. This site fronts onto Rockville Drive, which is not an established retail frontage and as such the policy to retain a percentage of the frontage in retail use does not apply. There are no policy provisions aimed specifically at this location within the town centre. While the town centre policies in the adopted plan do not address this specific scenario, it is suggested that a wholly residential scheme is acceptable in this location in principle, subject to detailed design, amenity and development quality considerations, as well as the other provisions in the development plan. It should also be noted that a masterplan for the regeneration of Waterlooville Town Centre is currently being prepared by the Council's Regeneration Team. It is recommended that they are consulted separately on this scheme. Loss of Commercial Units Policy DM3 of the Core Strategy seeks to resist the loss of employment (B class) uses, unless it has been demonstrated that the land or premises are not fit for purpose and financially unviable for B use class purposes, including through an active marketing exercise. No such marketing appears to have taken place and the loss of these units do not appear to have been addressed in any detail by the applicant's submission. Policy DM3 has therefore not been complied with. Five year housing land supply The Council's Five Year Housing Land Supply Update (March 2023) indicates the Council has 1.81 years supply with a 20% buffer applied. There presumption in favour of sustainable development therefore applies (para 11d of the NPPF). The proposed scheme would contribute 22 units to address the five year housing supply requirement. • Five year requirement with 20% buffer = 3,096 dwellings	

- $3,096 / 5 \text{ years} = 619.2 \text{ dwellings a year}$
- $22 \text{ dwellings} / 619.2 \text{ dwellings} = 0.035 \text{ years}$

The scheme has the potential to contribute up to 0.035 years' supply of housing. While this is not a significant number, it must be given weight in the decision making.

However, it does not follow from the supply position that planning permission should automatically be granted for development which would boost housing supply. The Housing Delivery Position Statement explains further how housing proposals should be considered in the Havant context. Decision Making Principles 1, 2 and 5 are most relevant to this application.

Decision Making Principle 1 sets out in headline terms how the tilted balance will be applied in Havant. Weighed in that balance must be the loss of the commercial units and the context on DM3, together with all the other policies of the development plan and the NPPF.

In Decision Making Principle 2 of the Position Statement, sites have been listed where the Council considers that residential development is acceptable in principle. Waterlooville Town Centre is included in that list. This further supports the principle of residential development.

Development Quality

Decision Making Principle 5 sets out what is expected of all residential development in terms of development quality, to demonstrate that the proposal constitutes sustainable development in the context of the tilted balance. Some of these development quality matters overlap with considerations in the adopted plan, including those in policy CS9 'Housing' (density, affordable housing, dwelling mix). The limitations at outline applications stage of addressing these matters are acknowledged. However, the ability of the detailed scheme to meet these requirements at the reserved matters stage should be considered at this outline stage as far as it is possible to do so.

In terms of density, Policy CS9 of the Core Strategy includes general provision that development should achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form. Decision making principle refers to a minimum of 40 dwellings per hectare. The scheme provided 22 dwellings on a site area of 0.15ha, meeting this threshold.

The applicant proposes 8 affordable dwellings housing, which is compliant with the both the Core Strategy and the Housing Delivery Position Statement.

Policy CS9 of the Core Strategy requires dwelling types, sizes and tenures to meet local need. There is an acknowledged need in Havant for a mix of sizes in dwellings, with a particular need identified for two bedroom dwellings. The proposed 14 out of 22 of the flats as 2-bed dwellings is welcomed. This also exceeds the requirement of 35% as set out in Decision Making Principle 5.

Parking Provision

Policies DM13 of the adopted plan and IN3 of the emerging plan require an adequate level of parking provision for both cars and cycles. Details are set out in the Council Parking SPD. The proposed scheme includes 25 communal cycle

spaces (with additional storage in the building), and 7 car parking spaces. The SPD describes parking standards for Waterloooville Town Centre in terms of a maximum, and therefore there is not considered to be a minimum requirement. However, the proposed level of parking does need to be justified to ensure it is adequate for the particular scheme and the particular location. The applicant has provided a transport statement which sets out the assumptions regarding residents and visitor's use of nearby public car parks and on-street spaces, as well as public transport use etc. Relevant officers may wish to comment further on the acceptability of these assumptions, and whether they are satisfied that the level of provision would not result in displacement of parking pressure into nearby residential areas.

Contaminated Land

Given previous uses on the site, there is the possibility of contamination, and therefore policies DM17 of the allocations plan is relevant. The views of Environmental Health officers should be sought.

Conclusion

There is no policy objection to the principle of residential development in this part of Waterloooville Town Centre, and such development is supported in principle here through the Housing Delivery Position Statement. The Council is currently unable to demonstrate a 5 year housing land supply, which tilts the balance in favour of permission. Nevertheless, the proposal must still demonstrate that it constitutes sustainable development and the policies in the Development Plan, in particular regarding the loss of the commercial use from the site, should be considered in detail in weighing up the benefits and impacts of the scheme in the planning balance.