

PLANNING APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/22/00837
Site Address:	Land at Cowplain School, Hart Plain Avenue, Waterloooville
Development:	Erection of a 64 bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking and landscaping.
Case Officer:	Gary Christie
Comments by:	Emma Chisnall
Date of Comments:	10 th November 2022

Policy Status

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the Hampshire Minerals and Waste Plan form the development plan for the borough. The Council has also adopted a [Housing Delivery Position Statement](#), which is a material consideration.

The following policies within the Adopted Local Plan (ALP) are of particular relevance:

- CS1 | Health and Wellbeing
- CS9 | Housing
- CS21 | Developer Requirements
- CS16 | High Quality Design
- CS14 | Efficient use of resources
- CS17 | Concentration and distribution of development within the urban areas
- DM8 | Conservation, Protection and Enhancement of Existing Natural Features
- DM1 | Recreation and Open Space
- DM13 | Car and Cycle Parking on Residential Development
- DM10 | Pollution
- DM7 | Elderly and Specialist Housing Provision
- AL1 | Presumption in favour of sustainable development

Principle of development

A planning application has been submitted to develop part of the land on Cowplain School, Waterloooville with a 64-bed care home and 6 additional dwellings.

The site lies within the urban area as defined by policies AL2 and CS17 of the Local Plan. There is a presumption in favour of sustainable development in these areas.

However, the NPPF provides clear guidance that the role of sport and recreation is a fundamental part of sustainable development. Furthermore, it acknowledges that access to high quality sport and recreation facilities can make an important contribution to the physical and mental health and wellbeing of communities.

At a local level policy DM1 (Core Strategy) is relevant. Policy DM1 states that development of existing open space, including play spaces, playing fields, pitches, courts and allotments, for alternative uses will only be permitted where the following criteria can be met:

1. It has been demonstrated that there is a surplus of provision according to the local standards set out in the council's Open Spaces Plan or any subsequent review of the plan; and

2. It has been demonstrated that the land cannot reasonably be converted to another type of open space for example green infrastructure for which the council's Open Spaces Plan has identified a deficit.

3. If the land has been identified within the South East Hampshire Coast Brent Goose Strategy (2002) as providing habitat for Brent Geese then it must be demonstrated that any impact on this habitat can be fully mitigated.

or

Where there is no identified surplus of the original type of open space, contributions to new provision of an equivalent or improved standard, both in terms of quality and quantity, will be required in line with the council's Open Spaces Plan and developer contributions policy.

It is noted that a football pitch would be affected and partially lost as part of the proposals, and that the athletics track is to be developed. In terms of football provision, the Borough's [Play Pitch Strategy](#) considers football provision in a range of scenarios, but as a sub area Waterlooville has good levels of supply and therefore large space capacity when all pitch sizes are considered. As such criterion 1 and 2 of Policy DM1 would apply.

Whilst the Play Pitch Strategy does not provide demand and supply analysis for athletics, it should be noted that this is the one athletics site in Havant Borough, which (at the time it was written) the study specifically recommends that the grass athletics track be protected through planning policy. The latter part of the policy where "there is no identified surplus" would therefore be relevant.

Therefore without sufficient information being submitted to effectively demonstrate how the loss of the provision could be mitigated it is considered that the proposal does not meet with criterion 1 or 2 of policy DM1.

Sport England

Sport England are the statutory consultee when it comes to the loss of a playing field in the Borough. They have assessed the application and have made the following comments:

'Sport England considered that the proposed development could be supported subject to further details being provided on a number of matters, namely: supporting technical information on the quality of the playing field/natural turf pitches and their improvement; updated information on community use of the athletics track; and the school's appetite to enter into a community use agreement to provide security of use to community groups/clubs that access and use the school's sports facilities. On this basis, Sport England would be able to consider the proposal has sporting benefits which outweigh the harm caused by the loss of playing field.'

'.....Sport England considers that the proposal has the potential provide sporting benefits which outweigh the harm caused by the loss of playing field. However, further details are required in relation to:

- The proposed pitch quality improvements/drainage including its planning status;*
- Ongoing maintenance and management arrangements to ensure the pitch improvements are maximised and remain fit for purpose;*
- School's intention to enter into a community use agreement, to provide improved security of access to community users.*

'In light of the above, Sport England objects to the application because it is not considered to accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 99 of the NPPF. However, once we have received additional information satisfactorily addressing the matters above then we will be very happy to reconsider our position and hope that we can move to removing our objection'

Other Considerations

5 Year Supply

The Council's [Five Year Housing Land Supply Update \(November 2021\)](#) indicates that the Council has 3.9 years supply with a 20% buffer applied. This is below the five year supply threshold. The lack of five year supply triggers a presumption in favour of sustainable development, in line with paragraph 11d of the NPPF. The scheme's potential contribution to the 5 year supply must be afforded weight in the overall planning balance, albeit the care home element of the scheme would be on a proportionate basis equivalent to 35 dwellings (64 bed / 1.8 persons).

Parking

The proposals would need to ensure that appropriate parking provision is provided in accordance with Policy DM13 and the Council's Parking SPD for both the dwellings, care home and school.

Retirement and Specialist Housing

There is an established need for retirement and specialist housing within the Borough. However, this would need to be in line with policy DM7 of the ALP to ensure requirements such as access, parking, on-site amenity space and servicing such as storage for mobility scooters and wheelchairs etc are provided.

BREEAM

ALP Policy CS14 set out standards for Efficient Use of Resources and Low Carbon Design, with the level standards expected to be achieved according to the gross amount of floorspace to be built. The gross floor space amount proposed in the application is 3548.4 sqm which would trigger the development to meet the BREEAM standard 'very good'.

Conclusion

Although the principle of the development is established there would be a policy objection on the grounds of the development not being in compliance with policy DM1 where the loss of the playing field is not able to be adequately mitigated without further information/ justification being supplied.