

TOWN PLANNING STATEMENT

Erection of first floor rear and side extensions and dormer extension, retention of shop (Class E1 commercial unit) and change of use of ancillary storage and office accommodation to eight bed HMO

**39 London Road
Cowplain.
Hants
PO8 8DF**

**December
2023**

1647/23

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Introduction

This statement has been prepared in support of an application for full planning permission by Corbiere Homes Limited for "Erection of first floor rear and side extensions and dormer extension, retention of shop (Class E1 commercial unit) and change of use of ancillary storage and office accommodation to eight bed HMO" at 39 London Road, Cowplain, PO8 8DF.

The statement explains how the scheme has been informed through reference to the character of the area, relevant planning history of the site and planning policies at both local and national level. The statement should be read in conjunction with other supporting statements forming the application submission, including particularly the Design and Access Statement.

In summary, the proposal is for retention of the shop, the refurbishment, extensions etc to create an eight bed HMO. This statement demonstrates how the proposal should meet all the requirements of the Council.

Overall, the updated proposal is consistent with local policies as well as the latest National Planning Policy Framework.

1 The Application Site and Surroundings

- 1.1 The site, 39 London Road, is located in the centre of Cowplain.
- 1.2 The location of the site is shown outlined in red on the block plan.
- 1.3 The site is not within a designated Conservation Area and it does not contain any property that is Listed or locally listed. The site is within Flood Zone 1, in other words it does not flood.
- 1.4 The application site is a two storey semi-detached property operating as a charity shop, situated within Cowplain District Centre. It has a tiled pitched and hipped roof and elevations of red multibrick. The site is level, although the rear of the application site is higher than the access road to the side and there is open vehicular access to the rear.
- 1.5 There is a tarmac parking area and storage container, with the two existing bins situated at the rear. The container and bins and the rear elevation of the shop, are enclosed with a 1.8 metre high fence to the northern boundary and a 1 metre high wall and 1.8 metre high fence to the southern boundary.
- 1.6 The adjoining two storey property is to the south and a detached three storey property is to the north, are both operating as Co-operative Funeral Care and there is a public car park to the rear. The area is of medium density with two storey detached, semi-detached and terraced commercial and residential units and a mixture of residential properties within Cowplain District Centre.
- 1.7 There is a good sized rear amenity area and a hardsurfaced area providing parking for at least 2 cars.

2 Relevant Planning History

2.1 Relevant planning history for the site is shown below:

APP/17/01268

Proposal is for the installation of galvanised metal bin store in rear yard of property

Approved 25 January 2018

08/72839/000

Demolition of existing structure. Construction of 8No. 1, 2 and 3 bed residential units and 2No. retail units (total 162 sqm). Associated car and cycle parking and refuse and recycling store.

Withdrawn 3 July 2008

3 Relevant Planning Policy

- 3.1 For the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that applications be determined in accordance with the development plan, the Development Plan for the Havant Borough Council comprises the Local Plan and Allocations documents.
- 3.2 The planning policies relating to this application are fourfold. Firstly, there is the National Planning Policy Framework. Secondly, there is the Borough Local Plan.. Lastly, there are supplementary planning documents including the Residential Design SPD. There is also an emerging Local Plan which is not yet part of the Development Plan. In addition the the Solent Recreation Mitigation Strategy (available at www.birda.ware.org/strategy) is likely to be applicable.

3.3 **Planning Policy Considerations Summary:-**

National Planning Policy Framework December 2023

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

The Solent Recreation Mitigation Strategy (available at www.birda.ware.org/strategy) December 2017

Havant Borough Local Plan (Core Strategy) March 2011

CS16 High Quality Design

CS 9 Housing

CS 17 Concentration and Distribution of Development within the Urban Areas

CS4 Town and District Centres

DM 7 Specialist Housing Provision

DM10 Pollution

DM13 Car and Cycle Parking on Residential Development

Havant Borough Local Plan (Allocations) July 2014

AL1 Presumption in Favour of Sustainable Development

AL3 Town, District and Local Centres

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

The National Planning Policy Framework

- 3.4 The revised National Planning Policy Framework (NPPF), last updated in December 2023, sets out the overarching national planning policy principles and acts as a material consideration in planning decisions.
- 3.5 The NPPF sets out a number of core principles, including the delivery of homes. At the heart of the NPPF is the presumption in favour of sustainable development (Paragraph 10). Housing applications should be considered in the context of the presumption in favour of sustainable development and policies relating to the supply

of housing should not be considered up-to-date if the local authority cannot demonstrate a 5 year supply of deliverable housing sites. (Paragraphs 226 and 77 apply).

- 3.6 Section 5 'Delivering a sufficient supply of homes' seeks at paragraph 60 to "support the Government's objective of significantly boosting the supply of homes". Paragraph 77 requires planning authorities to "identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing against their housing requirement or a minimum of four years' worth of housing if the provisions in paragraph 226 apply. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. Where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period)".
- 3.7 Section 12 'Achieving well-designed and beautiful places' advises in paragraph 131 that good design is a key aspect of sustainable development. Design policies "should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics" (paragraph 132).
- 3.8 Section 9 'Promoting sustainable transport' indicates that proposed developments should promote sustainable transport modes.
- 3.9 **Havant Borough Local Plan (Core Strategy) March 2011**
- 3.10 Planning permission will be granted for appropriate town centre development preserving commercial uses and promoting mixed uses as follows:-

Policy CS4 Town, District and Local Centres

The council will seek to accommodate approximately 13,000 square metres (net) of new comparison goods retail floorspace within town and district centres up to 2016. Planning permission will be granted for appropriate town centre development proposals that:

1. Promote and enhance the following hierarchy of identified centres as shown on the Proposals Map:

Town Centres - Havant and Waterlooville

District Centres - Cowplain, Emsworth, Leigh Park and Mengham/Gable Head

Local Centres - Bedhampton, Crookhorn, Grassmere Way, Hambledon Parade, Middle Park Way, Milton Road, Purbrook, Rails Lane, West Town and Widley.

2. Enhance the evening economy of the town and district centres.

3. Retain and enhance local markets.

4. Support small and independent businesses.

5. Encourage high quality, mixed-use development in designated centres that retain active ground floor frontages.

- 3.11 More residential accommodation and of a mixed form in sustainable locations will be encouraged as follows:-

Policy CS9 Housing

Planning permission will be granted for housing proposals that will: -

1. Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026.
2. Deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more and secure a suitable contribution, or on-site provision, equivalent to on average 30-40% on smaller housing developments between 5 and 14 dwellings (gross), unless a lesser requirement has been transparently justified on viability grounds.
3. Ensure mixed communities are created through the planned distribution and avoidance of a concentration of affordable housing.
4. 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.
5. Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.
6. Provide accommodation for the ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care.
7. Contribute to achieving 450 extra-care dwellings between 2006 and 2026.
8. Ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land so as to avoid unnecessary development on greenfield urban extension sites.

- 3.12 Good design will be encouraged based on the following details which have been considered by the Architects:-

Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
 - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
 - d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
 - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
 - a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
 - b) New streets are not dominated by vehicular traffic;
 - c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.
3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority

regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.

4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.

5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.

6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.

7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building

- 3.13 Housing on underused land which makes the best use of it is encouraged.

Policy CS17 Concentration and Distribution of Development within the Urban Areas

Development will be permitted that makes the most effective use of land in the borough by granting planning permission that:

1. Concentrates new housing, employment, retail, leisure and other development within the five urban areas of Havant, Leigh Park, Waterlooville, Emsworth and Hayling Island, as shown on the Proposals Map.

2. Prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.

3. Broadly distributes the new housing and employment development in the five areas of the borough as indicated on the Spatial Distribution Map (Key Diagram). Development in the non-urban areas will only be permitted if it is consistent with the policies for the countryside set out in national policy.

- 3.14 Specialist housing is encouraged provided it supplies good standard of accommodation which reserves amenity.

DM7 Elderly and Specialist Housing Provision

Within the defined urban areas development specific to the requirements of the elderly, people with disabilities or other forms of specialised supported housing provision will only be permitted provided that the following relevant criteria are met:

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.

Outside the defined urban areas, proposals for sheltered housing, facilities for the active elderly and for people with disabilities will only be permitted where the development involves an extension to existing facilities.

Lifetime Homes and Extra Care Housing that will contribute to the provision of accommodation for the ageing population will be encouraged providing they comply with all other relevant policies.

- 3.15 New development should not cause pollution.

DM10 Pollution

Development that may cause pollution of water, air or soil or pollution through noise, smell, smoke, fumes, gases, steam, dust, vibration, light, heat, electromagnetic radiation and other pollutants will only be permitted where all of the following relevant criteria can be met:

1. The health and safety of existing and future users of the site, or nearby occupiers and residents is not put at risk.
2. National air quality standards or objectives would not be breached.
3. The water environment would not be detrimentally affected.
4. It would not lead to an unacceptable deterioration in the quality or potential yield of coastal, surface and ground water resources.
5. External lighting is of the minimum level of illumination and duration required for security and operational purposes.
6. External lighting would not interfere with safe navigation in either Chichester or Langstone Harbours and other coastal locations

- 3.16 Lastly car and cycle parking (as well as bin storage) should be supplied as appropriate.

DM13 Car and Cycle Parking on Residential Development

Residential development will only be permitted where it provides car parking and cycle storage in accordance with the standards set out in the Residential Car Parking and Cycle Provision Supplementary Planning Document.

Havant Borough Allocations Plan adopted July 2014

- 3.17 Policy AL1 contains the presumption in favour of sustainable development contained in the NPPF.

Policy AL1 Presumption in Favour of Sustainable Development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
2. Specific policies in the NPPF indicate that development should be restricted.

- 3.18 Development should be permitted in local centres.

Policy AL3 Town, District and Local Centres

Planning permission will be granted for development proposals that:

1. Provide main town centre uses in the town, district and local centres as defined on the Policies Map, and so contribute to their vitality and viability.
 2. Promote and enhance the primary shopping areas of the town and district centres.
 3. Retain at least 50% of the units in an unbroken run of primary frontage as defined on the Policies Map in retail (A1) use.
 4. Retain at least 25% of the units in an unbroken run of secondary frontage as defined on the Policies Map in retail (A1) use.
 5. Generate pedestrian activity within the primary shopping area by being open during the day to visiting members of the public.
 6. Provide a shopfront within the primary shopping area with a well designed and appropriate display window.
- Exceptions to parts (3) and (4) may be made to allow a change of use to non-retail if more than 25% of units in the unbroken run of frontage are vacant at the time of the application.

- 3.19 The revised Havant Borough Local Plan was withdrawn from examination (please see Statement of Fact document) on 16 March 2022 and work has started on a new Local Plan for Havant Borough.

Emerging Havant Borough Local Plan (Withdrawn)

- 3.20 The withdrawn Plan contained two policies which are still considered by this application :-

E16 Solent Special Protection Areas

Planning permission will be granted for residential development resulting in a net increase in population that mitigates a likely significant effect on the Solent SPAs. This mitigation can be provided through either:

- a. A financial contribution; or
- b. A developer provided package of measures associated with the proposed development designed to avoid or mitigate any likely significant effect on the SPAs; or
- c. A combination of measures in (a) and (b) above.

E18 Protected Species

Development proposals which are likely to affect protected species and/or their supporting habitats will only be permitted where:

- a. Appropriate surveys are undertaken to establish the presence/likely absence of protected species.

If protected species are likely to be present, planning permission will only be granted where either:

- b. A Mitigation Plan is provided which is based upon appropriate ecological assessments to the satisfaction of the Local Planning Authority; or
- c. A Compensation Plan is provided if it is not possible to mitigate the impact; and
- d. Review and monitoring plans are put in place, where appropriate.

For sites that contain or are adjacent to sites likely to contain Bechstein's bat, planning permission will only be granted where:

- e. Survey methods appropriate to Bechstein's bat are used and undertaken by a suitably-qualified ecologist.

Solent Recreation Mitigation Strategy December 2017

- 3.21 Following on from the above draft policies the proposed development is likely to be just within 5.6 km of Chichester and Langstone Harbour, which is a Special Protection Area and Ramsar site. As such, mitigation may need to be provided. The Council is likely to consider that mitigation provided in line with the Solent Recreation Mitigation Strategy (available at www.birda.ware.org/strategy) is appropriate to the applicable planning applications. This would result in a mitigation package. If it is necessary then a suitable avoidance and mitigation package will be provided in order for the Council to lawfully grant permission for this scheme.

4 The Planning Application

- 4.1 Comprehensive details of the proposal and how it has been informed through reference to the site context and planning policies are set out in the Design and Access Statement by the scheme Architects.
- 4.2 As the Design and Access Statement sets out, the proposal seeks the "Erection of first floor rear and side extensions and dormer extension, retention of shop (Class E1 commercial unit) and change of use of ancillary storage and office accommodation to eight bed HMO" . The existing shop would be refurbished.
- 4.3 The Design and Access Statement follows the CABE recommendations and includes:-
Site and Context
Location
Planning Context
Site Context
Flood Risk Assessment

Design
Amount
Layout
Scale
Appearance
Landscaping
Access
Sustainability
- 4.4 The proposal involves the retention of the Class E1 unit and the extension and change of use of the ancillary accommodation to provide an 8 bed HMO. This involves forming a new entrance from London Road and a new staircase to floors above, extending the first floor over the existing ground floor and providing a large flat roof dormer to the roof space.
- 4.5 The rear area will be landscaped to provide amenity space, parking and bin and cycle stores.
- 4.6 A bat survey and Solent Recreation mitigation forms are also enclosed.

5 Planning Assessment

5.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
 - (ii) Impact upon the character and appearance of the area
 - (iii) Impact upon residential amenity
 - (iv) Highway matters
- Other material considerations.

(i) Principle of development

5.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The property is in a sustainable location in a District Centre.

5.3 The upper floor accommodation is underused and more low cost small unit accommodation is required. Unrelated residents sharing basic amenities such as kitchen and bathroom is proposed. The proposal would add to the dwelling mix in the locality.

5.4 The private rented sector is an important part of our housing market, with 4.7 million households in England. The sector has undergone rapid growth over the last 10 years. It is the second largest tenure in England, representing 20% of all households in England. Houses in multiple occupation (HMOs) form a vital part of this sector, often providing cheaper accommodation for people whose housing options are limited. HMOs are known to be commonly occupied by students but there are also a growing number of young professionals and migrant workers sharing houses and flats.

5.5 In terms of infrastructure the proposed scale of development is modest and given the location within the urban area is acceptable in principle. The proposed development is considered acceptable in principle subject to compliance with other Development Plan policies. The site is not subject to any particular designations or environmental constraints that would conflict with this assessment.

(ii) Impact upon the character and appearance of the area

5.6 The only significant change to the external appearance from the front will be the appearance of the side hung tiled dormer and this faces the adjoining Coop Funeral Care building.

5.7 The first floor rear extension will only be visible from the car park access road and should not affect the amenities of adjoining properties or the wider area.

5.8 The only other external alteration relates to the rear area which will be landscaped to provide amenity space, bin and cycle storage and parking. hardsurfaced for parking.

5.9 The property already contains office and storage areas. A use of multiple occupation, whilst introducing the number of bedrooms would not significantly impact the character of the property or the locality.

(iii) Impact upon residential amenity

- 5.10 The shop will remain and eight unrelated residents bedrooms (replacing offices and storage) means it is necessary to assess whether the change to allow for 8 residents bedrooms in place of ancillary workers would result in any material harm to neighbouring residential amenity. The surrounding area whilst of mixed character is primarily commercial in character.
- 5.11 As assessment of day and sunlighting demonstrates that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.
- 5.12 There is no known concentration of similar HMOs. Other Authorities experience amenity issues with the cumulative effect of several HMOs in close proximity, but this is not the case here.
- 5.13 Policy CS9 requires a mix of dwelling types, sizes and tenures to help meet identified local needs and contribute to mixed and sustainable localities.
- 5.14 Policies CS16 and DM10 seek to protect residential amenity from noise, smell, privacy etc and subject to consideration of parking provision there is not considered likely to be detrimental harm caused by this change of use.
- 5.15 The internal layout meet the standards for HMO's largely unchanged and the kitchen and lounges are set off the party wall of the semi-detached building.
- 5.16 In respect to refuse, bin storage is provided to the rear.
- 5.17 Cycle storage to standard is also supplied to the rear.
- 5.18 As a result there should not be any impact on residential amenity.

(iv) Highway matters

- 5.19 On site car parking spaces would be provided at the rear. The site adjoins a large public car park.
- 5.20 The access already exists to the car park access road.
- 5.21 Policy DM13 requires new development to provide parking in accordance with the Council's adopted standards, however, there are no Havant Borough car parking standards for houses in multiple occupancy.
- 5.22 Demand for the accommodation is from people working locally, able to walk to work and not owning cars. However, whilst the site is located within walking distance of amenities and public transport, and there is parking on site or the immediately adjoining public car park.
- 5.23 Any potential impacts of construction traffic can be effectively mitigated by the imposition of a condition requiring approval of a construction management plan prior

to the commencement of the development although there is sufficient space at the rear of the site to accommodate this..

- 5.24 This proposal would not be to the detriment of the amenities of existing residents or be contrary to the provisions of Policy CS16 of the adopted Havant Borough Local Plan.

In terms of other material considerations:-

Standard of Accommodation

- 5.25 There are minimum amenities standards for Houses in Multiple Occupation (as defined in the Housing Act 2004 Part II). These standards are guidance for the purposes of interpretation of Schedule 3 of Statutory Instrument 2006 No 373 "The Licensing and Management of Houses in Multiple Occupation Regulations 2006" and Statutory Instrument 2018 No. 616 "The Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) Regulations 2018". Fire safety within the home is an extremely important issue, especially in mixed use premises and where unrelated occupiers, who live independently from one another, share common areas of the same building. This area of law is covered by both the Housing Act 2004 and the Regulatory Reform (Fire Safety) Order 2005.
- 5.26 HMO landlords in England are not legally required to provide tenants with a separate living room if the kitchen is big enough to meet the government's space requirements. However, it's highly recommended that a living area is provided for tenants in shared accommodation.
- 5.27 These are HMOs comprising parts that are rented as individual lettings with exclusive use of certain rooms. Occupiers may share washing, toilet and kitchen facilities. The occupiers of this type of HMO tend to live completely independently of each other and have individual tenancy agreements. This would include: - Single room bedsits – may have exclusive use of, or may share, personal washing, toilet and kitchen facilities - Flat lets – multi-room lettings sharing some personal washing, toilet and kitchen facilities
- 5.28 HMOs where there is no cooking within the individual bedsit, but a communal shared kitchen is provided, a communal living room may also be provided - These are usually individual tenancies rather than a single joint tenancy. Bedroom doors will usually be lockable. Initially there may be little or no social interaction amongst the residents although this may change over a period of time, particularly where there is a communal living room.
- 5.29 All room areas including communal space are equal or well in excess of the recommendations of Havant Borough Council's
- 5.30 The proposed accommodation would all meet the requirement of other legislation.

Outdoor Space

- 5.31 Outdoor amenity space would be provided at the rear of the building accessible via the rear fire door.

Fire Safety

- 5.32 A Fire Safety Strategy will be developed for licensing purposes and will cover all the following matters:-

Relevant Legislation

Means of Warning and Escape

Internal Fire Spread (Linings)

Internal Fire Spread (Structure)

External Fire Spread

Access and Facilities of the Fire Service

Manual Fire Fighting Equipment

Building Maintenance and the Provision of Fire Safety Information

Sustainability - General

- 5.33 The site is situated just 2kms from the commercial centre of Waterlooville and about the same from the A3M, the main road linking Portsmouth to London and to the wider motorway network. Road links connect the borough east-west M27/A27.
- 5.34 The local train station (Rowland's Castle), 5.5Km from the site, is on the main line to London Waterloo, ensuring fast connections across the national train network.
- 5.35 Havant railway station is the best connected in South Hampshire and has direct services to London, port cities of Southampton and Portsmouth, and good connections to the east.
- 5.36 Cowplain District Centre is a shopping parade located on London Road in Cowplain, which developed to serve the post-war residential areas in the north of the borough.
- 5.37 Although it is a relatively small centre, it does perform the function of a district centre with a range of convenience shops including two supermarkets, some comparison shops and a range of non-retail services such as a gym, church and restaurant.
- 5.38 The site enjoys easy access to several major outdoor and recreational amenities such as the walking and running trails and the Hermitage stream in the Queen's Inclosure, the Cowplain Recreation Ground and the Waterlooville Golf Course. The site is also conveniently located for access to primary and pre-schools and a number of large commercial centres.
- 5.39 The location is a very sustainable one.

Sustainability - Specific

- 5.40 Havant Borough describes two high level objectives for the sustainability strategy, to reduce carbon emissions to net-zero by 2050, and to protect and enhance the local natural environment
- 5.41 The proposal aims to achieve the best reduction in carbon emissions through a thermally efficient construction with high quality insulation provided to all external walls and roofs including lining of existing walls where necessary and the provision of energy efficient windows

- 5.42 All rooms will benefit from a good level of natural light via the proposed window openings . High quality insulation will be provided to all floors for thermal and soundproofing purposes. All HMOs must be fitted with an adequate form of space heating The heating system must be capable of heating the dwelling and unit of accommodation to 19°C when the outside temperature is -1°C. Each unit of accommodation must have its own controllable source of fixed heating. As well as the units of accommodation, the heating system must also cover bathrooms and common areas.
- 5.43 The project will provide a high efficiency heating system. All internal lighting will be high efficiency , low energy. External lighting to parking and entrances will be low level, low energy.
- 5.44 Water efficiency measures will be adopted to assist achieving the reduction in Carbon emissions as required by the Local Plan Rain water and grey water harvesting systems will be considered in consultation with environmental advice.
- 5.45 Adequate general and recyclable waste containers must be provided. Suitable containers have been provided in a purpose built enclosure
- 5.46 High quality solar panels or other sources of renewable energy will be considered in accordance to M&E consultant's specification.
- 5.47 Sustainable construction methods at detail design stage and on-going sustainability in terms of servicing, maintenance and management will be embraced.

Biodiversity

- 5.48 A professional Bechstein's bat specific has been instructed and the results will be provided in accordance with the time table suitable for the bat's behaviour.
- 5.49 The proposed development is likely to be just within 5.6 km of Chichester and Langstone Harbour, which is a Special Protection Area and Ramsar site. As such, mitigation may need to be provided. The Council is likely to consider that mitigation provided in line with the Solent Recreation Mitigation Strategy (available at www.birda.ware.org/strategy) is appropriate to the applicable planning applications. This would result in a mitigation package. If it is necessary then a suitable avoidance and mitigation package will be provided in order for the Council to lawfully grant permission for this scheme.

Drainage

- 5.50 The site is not liable to flood. The scheme provides an improved visual amenity in the urban landscape. The required works will enhance the rear of the site.
- 5.51 Sustainable drainage through the use of permeable surfacing, drainage such as gravel drain, rainwater harvesting & attenuation will be employed as required.

6 Conclusions

- 6.1 The proposal would contribute to meeting a local housing need and provide a mix of housing in a sustainable location.
- 6.2 It would not result in parking pressure and supplies bin and cycle storage.
- 6.3 The amenities of adjoin properties would be respected.
- 6.4 The application includes details of the design, layout, scale, appearance and access, refuse storage and cycle parking.
- 6.5 The alterations/extensions have been designed to harmonise with the mixture of existing and properties in the locality. The proposals are therefore considered to comply with the Development Plan policies, supplementary planning documents and guidance as well as the current standards which are applied to the design of new residential development.
- 6.6 If the Solent Recreation Mitigation Strategy (available at www.birda.ware.org/strategy) is application then mitigation can be applied.
- 6.7 This Planning Statement has been provided to support the application and, along with the Design and Access Statement, demonstrates that a high quality of layout and scheme design will be provided at the site, and that there are no environmental, technical or other reasons why planning permission cannot be granted in this case.
- 6.8 In conclusion the application is considered to accord with national and local planning policy in the Development Plan. The NPPF from December 2023 is a material consideration which supports sustainable development and the provision of new small unit low cost housing.
- 6.9 The proposals are also considered to be in accordance with the policies in the Development Plan, including associated supplementary planning documents and guidance.
- 6.10 In accordance with the NPPF, the proposal accords with the Development Plan and therefore the Local Planning Authority are urged to approve the revised scheme without delay.