

Planning Application Response of Planning Policy

Application No:	APP/21/00678
Address:	Camp Field (land to the west of Havant Crematorium), Bartons Road, Havant
Development:	Application for Reserved Matters Approval pursuant to Outline Planning Permission APP/19/00007 for the layout, scale, appearance and landscaping of 70 dwellings and associated works
Case Officer:	David Eaves
Comments by:	Jade Ellis
Date of Comments:	1 st December 2022

NB Policy comments were previously provided in August 2021. The position with regard to the emerging Local Plan has since changed, with the Havant Borough Local Plan being withdrawn in March 2022. The following comments are written to address this material change in the local policy position.

Policy status and five year housing land supply position:

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.

Following withdrawal of the emerging Local Plan, the Council has adopted a [Housing Delivery Position Statement](#). It does not form part of the development plan but is relevant to this application.

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. This site is wholly included within five year housing land supply, and therefore the delivery of this site is necessary in order to at least sustain this position going forwards. This must be afforded weight in the overall planning balance.

Principle of development:

The principle of development has been established by outline consent APP/19/00007. This permission was based on the emerging site allocation in the now withdrawn Havant Borough Local Plan.

Decision Making Principle 2 of the Housing Delivery Position Statement gives support in principle to housing development on emerging site allocations that were proposed for allocation in the now withdrawn Havant Borough Local Plan. The application site is one such site (formerly subject to draft allocation H18).

Development Quality

Decision Making Principle 5 makes clear that Council expects development of high quality, and in order to be considered sustainable development, the criteria in this principle must be met. A checklist has been provided at <https://www.havant.gov.uk/housing-delivery-position-statement>, and the applicant should be encouraged to complete this to assist in the assessment of the reserved matters. The covering letter from the applicant's agent makes a number of observations in relation to the Decision Making Principles, including Decision Making Principle 5 which refers to Development Quality. Various elements are commented on below as follows.

Requirement	Comment
f) Provide electric vehicle charging infrastructure for each new residential unit with private off street parking	It is noted that EV charging infrastructure would be provided for each new residential unit with private off-street parking.
g) Meet the nationally described space standards for new homes provided	An accommodation schedule has now been provided in square metres which demonstrates the vast majority of house types meet NDSS. It should be noted that Windsor and Marlow private house types (11 units or 15% of the total scheme) fall slightly short of the NDSS for 4 bed 7 person and 8 person occupancy requirements.
h) Provide outdoor private and/or communal amenity space for all residential units	A garden is provided for all of the house, and private amenity space for all of the flats/apartments of at least 1.5 sqm per bedroom.
k) Provide for the sustainable management and maintenance of any new 'common parts' through a legal agreement	It is noted that the S106 agreement attached to the outline planning permission includes establishment of a residential management company for the management of the common parts of the site.
m) Deliver 30% of homes designed to meet Part M4(2) of the Building Regulation and q) Deliver 2% of homes designed to meet Part M4(3) of the Building Regulations as part of the affordable housing provision in addition to m).	The proposed development does not provide any homes designed to meet Part M4(2) or Part M4(3) dwellings.
n) Provide a range of dwelling types and sizes to meet local housing need, including 35% of the overall housing mix as two bedroom homes unless locally identified need evidence indicates an alternative approach should be taken	The design and access statement confirms that 19 of the homes would be two bedroom, equating to 27%. To achieve 35% a total of 25 homes would need to be two bedroom. It is noted the applicant has submitted marketing evidence which suggests that demand for smaller dwellings (1&2 bed) is diminished, whilst demand for larger (3-4 bed) dwellings has increased exponentially.
i) Achieve a reduction in CO2 emissions of at least 19% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate (TER) of Part L of the Building Regulations; and	The submitted covering letter confirms that a 15% improvement in fabric efficiency over the Part L or a reduction in carbon emissions by at least 5% over Part L (as opposed to the 19% DER).
p) Provide high quality on-site open space to a standard of 1.5ha per	The open space requirement based on the accommodation schedule would be 0.25ha. The scheme provides 0.6ha of open space therefore providing significantly above the

1,000 population; and an element of play where the open space requirement exceeds 0.5ha. On greenfield sites, part of this requirement will be provided in the form of community food growing space, to a standard of at least 0.2ha per 1,000 population	standard for open space. The community food growing space does not form part of the red line for reserved matters (but was noted to exceed the relevant standard at outline stage).
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In addition to the standards set out within the Position Statement, while the Local Plan containing site allocation policy H18 has been withdrawn and therefore has no material weight, it nevertheless provides useful background regarding what might constitute sustainable development on this site, in particular through the list of opportunities and constraints.

Summary

The principle of development on this site is acceptable, subject to the proposal meeting the detailed requirements of the development plan and the Housing Delivery Position Statement. It is noted that there are various areas where the scheme does not comply with the requirements of Decision Making Principle 5, it complies and exceeds standards in a number of other areas. This will need to be weighed carefully in the overall planning balance. It is also noted that the outline planning permission is a significant material consideration in determining the application proposals.