

Application Response of Planning Policy (update)

Application No:	APP/20/00658
Address:	Former Electricity Board Site, Bartons Road, Havant
Development:	Development of 175 apartments with associated access, parking and landscaping
Case Officer:	DE
Comments by:	JB
Date of Comments:	16 August 2022

NB Policy comments were previously provided on 20 October 2020 and 11 March 2021. The applicant has since revised the scheme (most notably by removing the commercial element on the northern part of the site), and the policy position has changed.

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 Havant Borough. Following the withdrawal from examination of the emerging Havant Borough Local Plan, the Council has adopted a [Housing Delivery Position Statement](#).

It must also be noted that the borough cannot currently demonstrate a [5 year supply of housing](#), and therefore the presumption in favour of sustainable development as per paragraph 11 of the NPPF applies.

Principle of development

The site lies within the urban area as defined by policies CS17 and AL2 of the adopted local plan. There is therefore a presumption in favour of sustainable development. This is supported by an allocation for residential development of the site under site reference L145 in Policy LP1 of the Allocations Plan.

The principle of residential development is therefore actively supported through local policy. In that context, it is noted that the number of dwellings proposed far exceeds the suggested number in the allocation (175 vs 90), but as long as the details of the scheme are acceptable, the discrepancy in this number is not considered to be an issue in policy terms. Indeed, it is noted that the proposal for a greater number of units would make a more significant contribution to meeting housing need.

Detailed Considerations

The proposal should address the development requirements in the adopted local plan (for example in relation to affordable housing provision, parking, open space etc). As the proposal is for development of a site allocated in the adopted local plan, there is no expectation that the development quality standards set out in the Housing Delivery Position Statement must be met to make the development acceptable. However, wherever a development can meet these standards, this is supported and welcomed.

Conclusion

The principle of the development is supported both through national and local policy. Subject to an assessment of whether the detail of the development constitutes sustainable development and is acceptable, the policy position supports approval of this proposal.