

Pre-Planning Application Consultation Response from 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. Request for approval of details pursuant to Conditions 5 (Arboriculture); 7 (landscaping); 8 (drainage); 10 (boundary treatments); 13 (levels); 15 (highways); 17,18 and 19 (archaeology); 21 and 32 (lighting).
Case Officer:	David Eaves
Comments by:	David Hayward
Date of Comments:	18 August 2021

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. The [Havant Borough Local Plan](#) (HBLP) was submitted for Examination on the 12th February 2021 and can be afforded limited weight.

Policy Comment:

The principle of development has been established by outline consent APP/19/00007. This permission was based on the emerging site allocation in the Pre-Submission Local Plan under policy H18, so while that plan has only limited weight ahead of its adoption, there is an expectation that the policy requirements within it are met. The table below sets out the requirements of the plan and the degree to which they have been met.

Policy	Requirement	Comment
Internal Space Standards (Policy H1)	A requirement for dwellings to meet the nationally described internal space standards	An accommodation schedule has been provided in square feet. The NDSS is in square metres and so a revised schedule will need to be provided.
Enhanced Accessibility Standards (Policy H1)	30% of proposed dwellings to meet enhanced accessibility standards (M4(2)) and 2% of the total proposed dwellings to meet wheelchair accessible standards (M4 (3))	No information provided.
Private Amenity Space (Policy H1)	Requires sufficient private and/or communal outdoor amenity space to be provided.	A garden is provided for all of the houses. The maisonettes do not comply and there is no private amenity space provided.
Housing Mix (Policy H4)	Development proposals should provide a range of dwelling types and sizes to meet identified housing. This should incorporate approximately 35% as two-bedroom homes as part of	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.

	the overall housing mix (both market and affordable).	
Low Carbon Design (Policy E12)	Residential development is expected to achieve a 19% reduction in Dwelling Emission Rate.	The design and access statement confirms that Part L would be complied with as opposed to the 19% enhanced standard required of E12. It should be noted that a water efficiency standard of 110L/P/D will be required.
EV Charging Infrastructure (Policy IN3)	Electric Vehicle charging infrastructure should be provided for each new residential unit with private off-street parking.	No information provided.
Management Plans (Policy IN5)	A management plan is likely to be required through a legal agreement to establish the whole life management and maintenance of the common parts within the development.	It is noted that the public highways are proposed for adoption, which is supported.
Provision of new open space	New open space is required through Policy E9 at a standard of 1.5ha per 1000 population	The open space requirement based on the accommodation schedule would be 0.25ha. The scheme provides 0.12ha of open space. If a compliant mix is provided, this may render this acceptable.

Parking

Whilst it is noted in the Planning Statement that the applicant states that the Parking SPD standards will be complied with, detail of the amount of parking spaces to be provided is not set out. This could be done through the revised accommodation schedule. Detail of visitor parking should also be provided.

Summary

At this time, there are a number of policy areas where the scheme as submitted falls short of the requirements in the emerging Local Plan. There are a number of others where no or limited information has been provided and this needs to be addressed. Once this has taken place, a fuller understanding of the compliance of the scheme with the development standards can be undertaken.