



PLANNING STATEMENT

Former Diary Crest Depot, Dunsbury Way, Havant

July 2022

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1.0 INTRODUCTION

1.1 This Planning Statement has been prepared in support of a Reserved Matters (RM) application pursuant to Outline planning permission APP/18/01109 for development at the Former Dairy Crest Depot, Dunsbury Way, Havant, which was approved on 31 March 2021.

1.2 The description of development for the Outline permission was as follows:

“Outline application for the redevelopment of Former Dairy Crest site for up to 74 dwellings with access off Fulflood Road.”

1.3 This permission approved details regarding matters of Access. All other matters (Appearance, Layout, Landscaping and Scale) were reserved for later approval. This application seeks permission for these RM.

1.4 The description of development for this RM application is as follows:

“Application for approval of Reserved Matters (Appearance, Layout, Landscaping and Scale) pursuant to Outline Planning Permission ref. APP/18/01109, for the erection of 74 dwellings, together with communal amenity space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Fulflood Road.”

1.5 This Statement demonstrates that the detail of the scheme is materially compliant with the Outline planning permission and current planning policy, where relevant.

1.6 This Statement should be read in conjunction with the documentation submitted in support of the planning application. This is set out in the submitted Supporting Letter.

2.0 SITE AND SURROUNDINGS

Site Location

- 2.1 The site is located in Leigh Park, approximately 2km north of the centre of Havant.
- 2.2 It is contained by Dunsbury Way to the west, Fulflood Road to the north, existing vegetation and Riders Creek to the south, and an existing employment site to the east.
- 2.3 The site extends to an area of approximately 0.5 ha and is roughly rectangular in shape.
- 2.4 The site is relatively flat, although it does slope slightly from north to south.
- 2.5 The site consists of a number of single storey buildings/structures, hardstanding and vegetation, including trees, hedgerow and grassed areas.

Surrounding Area

- 2.6 The immediate and surrounding area is varied, with industrial uses directly adjacent and to the east. However, more recently, residential development has taken place within the immediate area.
- 2.7 To the west of the site lies the site of the Former Leigh Park Garage on the corner of Dunsbury Way, that now comprises a 3/4 storey residential development.
- 2.8 To the north of the site, the redevelopment of the former Proctor and Gamble site for a mixed residential, employment and community/health services has been completed, which consists of a variety of built form, including 4/5 storey residential buildings.

3.0 PLANNING HISTORY

3.1 Outline planning permission (ref. APP/18/01109) was granted on 31 March 2021. This permitted the following development:

- Up to 74 dwellings.
- Communal amenity space.
- Car parking spaces.
- Cycle parking spaces.
- Associated development, including landscape and infrastructure works.

3.2 Planning permission was granted subject to 13 conditions and a S106 agreement dated 31 March 2021.

3.3 Condition 13 of the Outline permission sets out that the development should be carried out in accordance with the following approved plans and documents:

- Site Location Plan, drawing no. 1100 Rev A.
- Proposed Ground Floor Plan (approved access), drawing number Rev E.
- Ecological Survey Phase I Ecological Survey, May 2017.
- Flood Risk Assessment (FRA) (ref 5003415 'Flood Risk Assessment & Drainage Strategy JLL - Dairy Crest Depot, Havant', 12 April 2018.
- Contamination Desk Top Study report, Ref: 5003415v2.0 (Oct 2018).
- Noise Assessment, September 2018 version 1.0.
- Framework Residential Travel Plan - Project No. 5003415 - DLM No. 5003415-RDG-XX-ST-DOC-C-0004.
- Transport Statement - Project No. 5003415 - DLM No. 5003415-RDG-XX-ST-DOC-C-0003.
- Utilities Statement - Project No. 5003415 - DLM No. 5003415-RDG-XX-ST-DOC-C-002.

3.4 The Outline permission approved details regarding matters of Access, insofar as it relates to junction arrangements for access and egress to the development. Access into the site is provided off Fulflood Road.

3.5 All other matters (Appearance, Layout, Landscaping and Scale) were reserved for later approval.

3.6 Condition 3 of the Outline permission sets out the following requirement:

“No development hereby permitted shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of that phase of the same [herein called "the reserved matters"] have been submitted to and approved in writing by the Local Planning Authority: -

(i) The reserved matters:

(a) Appearance, to include external appearance, materials, decoration, lighting, colour and texture;

(b) Landscaping including a landscape design showing the planting proposed to be undertaken, the means of forming enclosures, formation of banks or other earthworks, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels; and also the intended timing of completion of the landscaping works

(c) Layout;

(d) Scale, to include height, width and length of each building.

(ii) Other matters:

(e) The finished levels (above ordnance datum) of both the ground floor of the proposed buildings(s) and the surrounding ground levels;

(f) Tree protection including an Arboricultural Impact Assessment, Arboricultural Method Statement, and Tree Protection Plan which shall include an accurate plan showing the position, type and spread of all existing trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring the tree(s) to be retained to a satisfactory condition; and also details of any proposals for the felling, lopping, topping or uprooting of any tree;

(g) The arrangements to be made for the future maintenance of landscaped and other open areas;

(h) The alignment, height and materials of all walls and fences and other means of enclosure;

(i) The provision to be made for the storage and removal of refuse from the premises;

(j) Measures for security and crime prevention;

(k) The provision to be made for external lighting within the site; Such details shall include, Location, height, type and direction of light sources and intensity of illumination.

(l) Vehicular and cycle parking (including secure cycle parking)

(m) Measures to protect the public sewers,

The development shall be implemented in full accordance with the approved details.”

- 3.7 In summary, the conditions applied to the Outline permission relate to the following matters and trigger points:

Pre-commencement

- Condition 3: Reserved Matters.
- Condition 4: Construction Traffic Management Plan.
- Condition 5: Contamination.
- Condition 9: FFL and Drainage.

Pre-occupation

- Condition 6: Contamination.
- Condition 10: Noise.
- Condition 11: Water Efficiency.

Monitoring/compliance

- Condition 1: Commencement within 2 years of RM approval.
- Condition 2: Application for RM approval within 3 years of Outline approval.
- Condition 7: Piling.
- Condition 8: Contamination.
- Condition 12: Water Efficiency.
- Condition 13: Approved Plans/Documents.

- 3.8 To date no applications have been submitted for the approval of details reserved by conditions attached to the Outline permission.

- 3.9 A subsequent Outline planning application (ref. APP/21/00931) was submitted in 10 August 2021 for the following development:

“Outline application for demolition of the existing buildings and development of the site to provide 31 homes with associated parking, access and landscaping.”

- 3.10 However, this application was withdrawn on 4 January 2022.

- 3.11 Land on the opposite side of Fulflood Road is allocated in the Havant Site Allocations Plan (2014) for development with for around 72 homes. Whilst a planning application has yet to be submitted, nevertheless the allocation confirms a residential use to be acceptable in principle for that site.

4.0 PROPOSED DEVELOPMENT

Overview

- 4.1 This application seeks approval of RM (Appearance, Layout, Landscaping and Scale) pursuant to Outline Planning Permission ref. APP/18/01109, for the erection of 74 dwellings, together with communal amenity space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Fulflood Road.
- 4.2 While the principle of the proposed development and details of access into the site were approved through the Outline planning permission, this is subject to meeting the requirements of the Section 106 agreement and a number of conditions that control the way in which the development may be implemented.
- 4.3 These conditions include the requirement for further details (RM) to be submitted to the Council for approval, in accordance with condition 3 of the Outline permission. This RM application contains the relevant details reserved by condition 3, for approval.
- 4.4 Please also note that – in addition to submitting details for the RM – we have submitted details to satisfy and partially discharge a number of conditions attached to the Outline planning permission.
- 4.5 The following conditions are of relevance to the application, and are addressed as specified and/or referred to as appropriate below:
- Condition 5 Contamination
 - Condition 9: FFL and Drainage
 - Condition 10: Noise
- 4.6 Further conditions that require the submission of details for approval at other/later stages will be addressed in due course. The relevant requirements have been incorporated into the proposals where appropriate.
- 4.7 There are no requirements within the Section 106 agreement attached to the Outline permission that require the submission of details – or obligations to discharge – prior to or concurrently with the submission of this RM application.

Layout and Design

Residential

- 4.8 The development proposes 74 dwellings comprising one and two-bedroom apartments. The housing mix is summarised in Table 1.

Number of bedrooms	Number of homes	Percentage of homes
1-bedroom	21	28%
2-bedroom	53	72%
Total	74	100%

Table 1: Overall Housing Mix

- 4.9 The proposals have been developed to reflect the principles of good design while accounting for existing features and opportunities.
- 4.10 The scheme comprises a single “L” shaped apartment building extending to four-storeys. The building extends north-south parallel with Dunsbury Way along the western boundary, and east-west parallel with Fulflood Road along the northern boundary.
- 4.11 The apartment building benefits from both front and rear access. All ground floor apartments have access to a private garden, while all upper storey apartments have access to a balcony.
- 4.12 The appearance of the building has been informed by the architectural character of the local area. Full details of the design approach are provided in the submitted Design and Access Statement.

Parking

- 4.13 The development includes a large rear car park to cater for the future occupants of the building.
- 4.14 Parking spaces, where appropriate, are interspersed with landscaping to soften the landscape. Full details are provided in the submitted Design and Access Statement and Landscape Proposals Plan.

- 4.15 A total of 76 unallocated car parking spaces are proposed. This aligns with the illustrative layout submitted as part of the Outline application and was considered acceptable.
- 4.16 Cycle parking will be provided within communal bike stores to ensure residents can securely store their bicycles. A total of 136 cycle spaces are proposed.

Communal Amenity Space and Landscaping

- 4.17 Each apartment will benefit from access to an area of communal amenity space which is proposed along the site's southern boundary.
- 4.18 The communal amenity space extends to an area of 180sqm and comprises a mix of hard and soft landscaping. Full details are provided in the submitted Landscape Proposals Plan.
- 4.19 Existing trees worthy of retention have been retained, while replacement/additional tree planting is proposed throughout. Soft landscaping is also proposed throughout the proposed car park to break up the proposed parking spaces.

Access and Highways

- 4.20 Vehicular access to the site is proposed off Fulflood Road, as per the detailed proposals that were approved as part of the Outline permission. The access arrangement provides a safe and accessible ingress and egress.
- 4.21 As explained above, the apartment building benefits from both front and rear access. The communal bike stores can be accessed externally, without the need to go into the apartment building.

Flooding and Drainage

- 4.22 The site is located within Flood Risk Zone 1, which is categorised as having the least probability of flooding. While the proposed development falls within the "More Vulnerable" Classification¹, it is appropriate in Flood Zone 1.
- 4.23 The proposed development will increase the hardstanding area of the site. Therefore, sustainable drainage (SuDS) measures will be used where possible to prevent any increase in the rate of run-off generated by the site.

(1) https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

- 4.24 The submitted Flood Risk Assessment and Drainage Strategy – which covers the requirements of condition 9 of the outline permission – proposes that surface water run-off is captured and attenuated within permeable block paving and discharged to an underground geocellular tank. The surface water will be discharged to the nearest watercourse.

Trees

- 4.25 The site is largely contained along its southern boundary by existing trees and vegetation. These will be retained and protected wherever possible, with the exception of limited tree/hedgerow removal to facilitate the proposed development, as shown on the submitted Tree Removal Plan. The principle of these removals was established by the Outline planning permission.
- 4.26 To ensure that all other existing trees/hedgerow within the site are not adversely affected by the proposed development and can be retained, the submitted Arboricultural Assessment and Method Statement sets out methods for tree protection, along with a Tree Protection Plan. This accords with the requirements of condition 3 of the Outline permission.
- 4.27 Significant tree/hedgerow planting is proposed throughout the site. This includes street trees, boundary trees and buffer planting, in order to soften the appearance of the proposed development, as shown on the Landscape Proposals Plan. This meets the requirements of condition 3 of the Outline permission.

Biodiversity

- 4.28 A Biodiversity Net Gain (BNG) Assessment has been prepared and is submitted as part of this RM application. This calculates the predicted change in biodiversity value as a result of the proposed development.
- 4.29 Post-development, there will be a net gain of 122% for habitats and 10.94% for hedgerows.

Noise

- 4.30 The application is supported by a Noise Assessment to mitigate the impact on internal noise levels from external noise sources. The proposals include the incorporation of standard thermal double glazed windows on all units supplemented by acoustic trickle ventilators. The submitted Assessment concludes that the overall layout and design of the site accords with the recommended mitigation measures detailed in the adopted Local Plan.

5.0 PLANNING ASSESSMENT

5.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) sets out a requirement that planning applications are to be determined in accordance with the Development Plan, unless other material considerations indicate otherwise.

5.2 The following are relevant to the determination of the application:

- Havant Borough Core Strategy (Adopted March 2011);
- Havant Borough Local Plan (Allocations) (Adopted July 2014);
- Havant Borough Design Guide SPD (Adopted December 2011);
- Havant Borough Housing SPD (Adopted July 2011);
- Havant Borough Parking SPD (Adopted July 2016, partially updated September 2019);
- Havant Borough Emerging Local Plan;
- National Planning Policy Framework (Adopted July 2021).

Havant Borough Core Strategy (Adopted March 2011)

5.3 The Havant Borough Core Strategy (adopted in March 2011) is the principal document in the Council's adopted Development Plan. It covers the Borough of Havant, setting out the spatial planning strategy for the area up to 2026. It sets out how many new homes and jobs are needed in the Borough and their distribution.

5.4 The principle of development along with access is established through the approved Outline permission. The proposed development has been designed to ensure that it accords with the parameters, principles and objectives approved under this planning permission. In summary, the proposal conforms with the adopted Development Plan, represents sustainable development, and delivers a high quality residential living environment for all users which contributes to the housing supply target of the Borough.

5.5 **Policy CS1 Health and Wellbeing** – States that planning permission will be granted for development that, inter alia: creates, where necessary, new open spaces that are located within or close to housing developments, that is safe and accessible for children to play and contributes to the borough's green infrastructure.

5.6 The scheme proposes a communal amenity space within the site's boundaries, which can be used for physical exercise such as running and walking, and is safe and accessible for use by children and other users. This is demonstrated in the Design and Access Statement supporting this application.

- 5.7 The supporting Noise Assessment accompanying this application confirms that suitable noise mitigation measures have been incorporated into the proposed development and there should not be any adverse impact. The development is therefore policy compliant and should be considered to be acceptable.
- 5.8 **Policy CS6 Regeneration of the Borough** - This states that planning permission will be granted for development which positively contributes by type of use and design and by its comprehensive approach to the social, economic and/or physical regeneration of the whole Borough.
- 5.9 Through redeveloping this site, the proposal will provide much needed housing for the Borough, redeveloping derelict and redundant brownfield land and assisting create a sense of place within the Leigh Park area. The density on the site provides an appropriate balance between making a more efficient use of the land whilst ensuring that the character of the surrounding area is suitably preserved. The proposed block of flats incorporates good amounts of glazing, which will create interest and break up the mass of the building, assisting in maximising the daylight inside the apartments while providing appropriate sound protection.
- 5.10 **Policy CS8 Community Safety** – States that planning permission will be granted for development proposals that, inter alia: engrain community safety into the development process from the beginning, provides well-lit footpaths, cycle ways and roads providing that this does not adversely affect designated habitats or the landscape, maximises opportunities for natural surveillance through good design, and maximise the amount of ‘defensible space’ that is controlled or perceived to be controlled by residents.
- 5.11 The proposals comply with the requirements of this policy as illustrated in the Design and Access Statement supporting this application.
- 5.12 **Policy CS9 Housing** - Aims to contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026. It states that developments should deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more unless a lesser requirement has been transparently justified on viability grounds. Density of housing should be suitable for the location and take into account access to public transport and local services, respecting local character and built form.
- 5.13 The proposal includes a mix of dwellings including 1 and 2 bedroom apartments of varying sizes which addresses local housing need and contributes to the Borough’s

housing supply. The proposed density of 148 dph is considered to be an appropriate density, given the site's setting and surrounding residential context.

- 5.14 In accordance with the Outline planning permission, the proposal provides a nil affordable housing contribution, which is justified on viability grounds. and as the property is no longer fit for its original purpose. Whilst it is acknowledged this level of affordable housing does not meet the requirements of Policy CS9, it is noted that there is a review mechanism included in the Section 106 Agreement attached to the Outline planning permission. Please see the accompanying Affordable Housing Statement for further details.
- 5.15 **Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough** – Explains that planning permission will be granted for development that, inter alia: protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest, and protects and where appropriate enhances the borough's statutory and non-statutory heritage designations.
- 5.16 The site does not form part of a conservation area nor is it within the setting of a listed building, and the proposal will not have a detrimental impact on any further heritage asset. The proposal therefore complies with this policy.
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- 5.17 **Policy CS13 Green Infrastructure** – States that development will be permitted that incorporates, where appropriate, improvements to existing green infrastructure through the restoration, enhancement or creation of additional resources and does not undermine the functional integrity of the green infrastructure
- 5.18 The proposals include an area of amenity space extending to 180 sqm, comprising a mix of hard and soft landscaping. Existing trees considered worthy of retention have been retained, while replacement/additional tree planting is proposed throughout. Soft landscaping is also proposed throughout the car parking area to break up and add to the proposed parking spaces. Full details are provided in the submitted Landscape Proposals Plan.

- 5.19 **Policy CS15 Flood and Erosion Risk** - Explains that development in areas at risk of flooding now and in the future will only be permitted where the scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site. All development will be required to ensure that there is no net increase in surface water run-off.
- 5.20 The application is supported by a Flood Risk and Drainage Strategy. This notes that the site is located in Flood Zone 1 (the least probability of flooding), therefore a sequential test is not required. As set out in Section 4 of this Statement and accompanying reports, a sustainable drainage system has been incorporated into the design which will be designed to reduce the level of flood risk both on and off-site.
- 5.21 **Policy CS16 High Quality Design** - Expects development to be designed to a high standard, creating places where people want to live and work. Developments must respond positively to and integrate with existing local character, landscape and buildings. It must be well connected, encouraging the use of public transport, protect the amenity of neighbours and contribute to improving community safety.
- 5.22 The development has taken the above mentioned factors into consideration throughout the evolution of the layout. The design process has carefully considered the site's location and its context, alongside the type of place to be created within the site where people wish to live. The submitted plans demonstrate a commitment to provide high quality design, this including the layout, scale, appearance and landscaping.
- 5.23 The proposal comprises a single "L" shaped apartment building extending up to four-storeys, which utilises the focal corner of the site and addresses the key roads wrapping around the site. All internal spaces meet the requirements as set out in the Nationally Described Space Standards. Full details of the design approach are explored in the submitted Design and Access Statement supporting the application.
- 5.24 **Policy CS17 Concentration and Distribution of Development within the Urban Areas** - States that development will be permitted that makes the most effective use of land in the borough by granting planning permission that concentrates new housing within the five urban areas (including Havant), as shown on the proposals map.

- 5.25 Leigh Park is identified as a preferred area for new housing in the Local Plan, and prioritises development on previously developed land. The proposed development will make a more efficient use of the site by providing 74 dwellings (net) within the defined built-up area of Havant.
- 5.26 **Policy CS20 Transport and Access Strategy** - Sets out the transport and access strategy and states that development will be permitted that does not increase congestion, promotes better use of existing transport networks and provides transport management measures to ensure the safe and efficient operation of the strategic and local road network and improves highway.
- 5.27 The Transport Assessment accompanying the Outline planning application concluded that the proposed redevelopment of the site would result in negligible impact upon the highway network and the proposals would deliver safe and suitable access for all users, ensuring opportunities for sustainable travel can be utilised. The proposal would provide a total of 76 car and 136 cycle parking spaces, in accordance with the Outline planning permission. Further details are explained in the submitted Design and Access Statement supporting the application.
- 5.28 **Policy CS21 Developer Requirements** - Explains development will be permitted if on-site and/or off-site infrastructure requirements are met.
- 5.29 The development will provide a proportionate level of contributions as secured by way of the Section 106 Agreement attached to the Outline planning permission. The proposal therefore complies with the above criteria.
- 5.30 **Policy DM1 Recreation and Open Space** – States development of existing open space, including play spaces, playing fields, pitches, courts and allotments, for alternative uses will only be permitted where, inter alia: 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 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.
- 5.31 The development will provide a sufficient amount of amenity space incorporated throughout the site as highlighted in paragraph 5.18 of this section of this Statement. Further details are explained in the submitted Design and Access Statement accompanying the application.

- 5.32 **Policy DM3 Protection of Existing Employment and Tourism sites** - States that the change of use or development of land or premises currently or last used for B use class employment purposes to non-B use class employment will only be permitted where it has been demonstrated that the land or premises are not fit for purpose and financially unviable for B use class purposes.
- 5.33 Where it is clearly demonstrated that the site is no longer suitable for B use class employment, other types of economic development should be considered in the first instance. These uses will be expected to provide employment opportunities of similar quality and quantity as those which previously existed. Only if another type of economic development cannot be found which provides similar quality and quantity of employment opportunity, will other uses then be considered.
- 5.34 Notably, the submitted Viability Assessment accompanying the Outline planning application demonstrated the property was no longer fit for purpose and concluded it was unviable to deliver any level of affordable housing provision.
- 5.35 **Policy DM8 Conservation, Protection and Enhancement of Existing Natural Features** - Seeks to protect and enhance local habitats and landscape distinctiveness, including sympathetically incorporating existing features into the overall design of the scheme and providing new landscape work.
- 5.36 As outlined in the Design and Access Statement submitted with this application, the scheme has been framed in accordance with these aims, achieving a form of development that makes effective use of the land, whilst protecting and enhancing local habitats and landscape distinctiveness, and avoiding significant impacts on natural features.
- 5.37 **Policy DM10 Pollution** - States that 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 if certain criteria can be met, including the health and safety of existing and future users of the site, or nearby occupiers and residents is not put at risk.
- 5.38 The proposals comply with the requirements of this policy.

- 5.39 **Policy DM11 Planning for More Sustainable Travel** - Seeks to ensure that every opportunity is taken to increase integration of sustainable travel modes and availability of non-motorised modes by appropriate measures.
- 5.40 The Transport Assessment supporting the Outline planning showed how the site is well located with good walking and cycling proximity to several sustainable modes of transport and other core amenities which should minimise trips generated by the proposed development.
- 5.41 **Policy DM12 Mitigating the Impacts of Travel** – Explains that new developments will be required to mitigate their travel impact, including the environmental impacts of travel and impacts on amenity, health and climate change by ensuring the criteria within the policy are met.
- 5.42 The Transport Assessment and Travel Plan accompanying the Outline planning application demonstrated the mitigation measures to limit travel impact, including the environmental impacts.
- 5.43 **Policy DM13 Car and Cycle Parking on Residential Development** - States 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.
- 5.44 The site lies within the 'Havant Town Centre' sub area of the SPD, where the expected level of provision for new residential development is as follows:

TABLE 4A			
C3 Dwelling Houses – Vehicle Parking			
Size of dwelling \ Zone	Minimum Car Parking Requirement	Havant Town Centre	Waterlooville Town Centre
1 Bed Unit	1 space	Max 1 space	Max 1 space
2 Bed Unit	2 spaces	Max 1 space	Max 1 space
3 Bed Unit	2 spaces	Max 1 space	Max 2 spaces
4+ Bed Unit	3 spaces	Max 2 spaces	Max 2 spaces

- 5.45 Due to the sustainable location of the site with regard to the availability and accessibility of public transport and cycling facilities, alongside the introduction of a

Travel Plan a lower number of car parking spaces than is required is proposed, in accordance with the Outline planning permission.

Havant Borough Local Plan (Allocations) (Adopted July 2014)

- 5.46 The following policies within the Allocations Plan are considered of most relevance to this application:
- 5.47 **Policy AL1 Presumption in Favour of Sustainable Development** - Sets out the presumption in favour of sustainable development, explaining that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- 5.48 The proposal represents a sustainable development, relevant technical and environmental matters have been taken into consideration and it has been demonstrated that the proposal will not result in any adverse impacts that would significantly outweigh the benefits.
- 5.49 **Policy DM17 Contaminated Land** - States planning permission will be granted on or near contaminated land where an appropriate investigation of potential risks is undertaken by the developer and identified risks are mitigated.
- 5.49 The proposal fulfils this criteria. Any further information can be provided at a later date, if required.
- 5.50 **Policy DM18 Protecting New Development from Pollution** - Explains planning permission will be granted for development provided that projected levels of air, noise, vibration, light, water or other pollution do not have significant affect on the amenity of future occupiers or users of the proposed development.
- 5.51 The proposal fulfils this policy.
- 5.52 **Policy DM20 Historic Assets** - Highlights that planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough.
- 5.53 The site does not form part of a conservation area nor is it within the setting of a listed building, and the proposal will not negatively impact on any further heritage asset. The proposal complies with this policy.

5.54 **Policy DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development** - States planning permission will be granted for residential developments that avoid or mitigate a likely significant effect on the SPAs, caused by recreational disturbance through the in-combination effect of net additional dwellings.

5.55 The S106 Agreement pursuant to the Outline planning permission includes a Solent Recreational Mitigation Strategy Contribution and Nutrient Mitigation Contribution to avoid and mitigate any likely significant effect of the additional dwellings on the SPAs.

Havant Borough Design Guide SPD (Adopted December 2011)

5.56 The SPD sets out the Council's design expectations for new development and supports policy CS16. It aims to guide new development so that it responds positively to the character and special qualities of the Borough. It provides details on massing, height, the site context and notes that new development will be sustainable design. The SPD also notes that an adequate level of external amenity space should be sought, but that this is not always achievable and is dependent on the site context

5.57 It is considered that the proposed development meets the Borough's Design SPD.

Havant Borough Housing SPD (Adopted July 2011)

5.58 The Housing Supplementary Planning Document (SPD) for Havant was adopted in July 2011 and is a material consideration in the determination of planning applications. The SPD reaffirms and provides supplementary guidance on the Council's requirements for the provision of housing and affordable housing when determining planning applications in Havant.

5.59 It is considered that the proposed development meets the Borough's Housing SPD.

Havant Borough Parking SPD (Adopted July 2016)

5.60 This SPD sets out the Council's off-street parking standards in relation to new development in the Borough. Proposals should not have an adverse impact on the built environment, street congestion, road safety issues or create tensions within a community. The SPD includes design advice which demonstrates how car parking should be integrated into a high-quality external space that is accessible to all.

5.61 It is considered that the proposed development meets the Borough's Parking SPD.

Emerging Planning Policy

- 5.62 Havant Borough Council is currently in the process of preparing a new Local Plan that will set out the development strategy for the borough up to 2037. Once adopted it is intended that it will supersede the Havant Borough Core Strategy and Local Plan Allocations Plan, consolidating them into one single Development Plan Document.
- 5.63 The Council originally began work on the Draft Havant Borough Local Plan in 2016, developed through several consultations prior to being submitted to the Secretary of State for Examination in February 2021. Following the Hearing Sessions, the Planning Inspectorate identified a number of concerns regarding the proposed Local Plan as submitted, as well as other matters of legal compliance.
- 5.64 The Planning Inspector's overriding recommendation was that there may be a need to withdraw the emerging Local Plan so that further work could be undertaken to address the identified shortcomings. In line with the feedback from the Planning Inspectorate, Havant Borough Council has supported withdrawing the Local Plan and developing a revised Local Plan that reflects the contemporary and future demands of the Borough.
- 5.65 The Council is therefore preparing a new Local Plan, however the timetable for the production is not yet available and the emerging Local Plan is at an early stage of its development so no weight is given.

National Planning Policy Framework (Adopted July 2021)

- 5.66 At the heart of the NPPF, there is a presumption in favour of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives: economic, social and environmental.
- 5.67 The proposal meets the objectives set out in Paragraph 8, as summarised below:
- Economic – The development will provide employment opportunities throughout the construction stage. Financial contributions resulting from planning permission will be made towards improving infrastructure and other local projects. Future residents will contribute to the local economy by providing additional custom. The increase in population will likely support new enterprises and employment in the Havant.

Social – The development will provide 74 dwellings which will provide a mix of homes of differing sizes and types to cater for a range of future residents, providing increasing opportunities for rental and home ownership tenures. It is located within a sustainable location and is easily accessible with key services and facilities within walking distance. The proposed communal amenity space will serve the recreational needs of future residents and encourage residents to interact, providing opportunities to establish a cohesive society.

Environmental – The site currently comprises of previously developed land and is in an identified sustainable location with access to a range of sustainable modes of transport. Public transport is readily available which will in turn reduce the reliance on private vehicle usage. Properties will be provided with bicycle storage areas promoting cycling as an alternative to the private car. Various bus services are accessible nearby. On-site communal amenity space will cater for future residents and reduce the need to travel to destinations further afield. Development will promote biodiversity gain through new planting. Dwellings will be constructed to sustainable standards taking into consideration the impacts of climate change.

- 5.68 The development demonstrates all three strands of sustainability and will be beneficial to both the local and wider population of Havant and the wider environment.
- 5.69 **Paragraph 126** – The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work, and helps make development acceptable to communities.
- 5.70 **Paragraph 130** – Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 5.71 **Paragraph 134** – Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Significant weight should be given to:
- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
 - b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 5.72 In summary, the development will provide the opportunity to capture both employment opportunities and financial contributions, whilst the increase in the local population will likely support new enterprises and employment throughout Havant. The proposed development will also result in a mix of homes of differing sizes which will provide opportunities for different types of rental and home ownership tenures. The development will revitalise a redundant brownfield site, and would therefore make efficient use of land, whilst assisting in contributing towards the Borough's housing land supply target. Additionally, the site is situated within a sustainable location and would deliver a high quality scheme that both builds upon and respects the existing character of the area.
- 5.73 To conclude, the proposals are considered to result in sustainable development encompassing all three strands of sustainability development and meets the policies set out in the Local Plan. RM approval should be granted without delay.

6.0 CONCLUSION

- 6.1 This RM application is submitted pursuant to Outline planning permission PP/18/01109 for the redevelopment of Former Dairy Crest site for up to 74 dwellings with access off Fulflood Road, Havant.
- 6.2 Detailed assessment and evaluation of the site, context and local vernacular have resulted in a coherent and integrated development proposal. The submitted application comprises a considered and sensitively designed mix of new homes and green infrastructure to create sustainable and vibrant new housing within Havant.
- 6.3 The application is of sound urban design principles and has provided the basis for a design and development framework where quality is paramount. Opportunities and influences are identified to ensure that the proposed development will be sensitively assimilated into the neighbourhood and the broader landscape. The design process is underpinned by the understanding that successful urban design is dependent on achieving an appropriate relationship between community needs and aspirations, development form and a positive response to local conditions.
- 6.4 The proposal complies with the Outline planning permission and current planning policy, where relevant, as discussed in Sections 4 and 5. The proposed development is considered to achieve adopted policy objectives including but not limited to: good quality design, safe means of access, sustainable form and location of the development, acceptable impact on the character and appearance of the local area and nature conservation interests.
- 6.5 The application has been fully described and justified within the supporting reports and assessments. The proposal provides an entirely acceptable form of sustainable development and, for the reasons set out, the application should be supported and consent granted.