

## PLANNING APPLICATION RESPONSE FROM PLANNING POLICY

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| <b>Application No:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | APP/22/00439                                                           |
| <b>Site Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Land at the South Downs College, College Road, Purbrook, Waterlooville |
| <b>Development:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Development proposing 102 dwellings                                    |
| <b>Case Officer:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | GC                                                                     |
| <b>Comments by:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | JB                                                                     |
| <b>Date of Comments:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1 July 2022                                                            |
| <p><b>Policy Status:</b></p> <p>The <a href="#">Local Plan (Core Strategy)</a> and the <a href="#">Local Plan (Allocations)</a>, together with the <a href="#">Hampshire Minerals and Waste Plan</a>, provide the development plan for the borough.</p> <p>The Council has also adopted a <a href="#">Housing Delivery Position Statement (2022)</a>, which is a material consideration in the determination of applications.</p> <p>The following policies are of particular relevance:</p> <ul style="list-style-type: none"> <li>• CS3 – Skills and Employment</li> <li>• CS6 – Regeneration of the Borough</li> <li>• CS7 – Community Support and Inclusion</li> <li>• CS9 – Housing</li> <li>• CS16 – High Quality Design</li> <li>• CS17 – Concentration and Distribution of Development within Urban Areas</li> <li>• CS19 – Effective Provision of Infrastructure</li> <li>• CS21 – Developer Requirements</li> <li>• DM2 – Protection of Existing Community Facilities and Shops</li> <li>• DM11 – Planning for More Sustainable Travel</li> <li>• DM12 – Mitigating the Impacts of Travel</li> <li>• DM13 – Car and Cycle Parking on Residential Development</li> <li>• DM14 – Car and Cycle Parking on Development (excluding residential)</li> <li>• AL2 – Urban Area Boundaries and Gaps between Settlements</li> <li>• Parking SPD</li> </ul> <p><b>Principle of Development:</b></p> <p>The site is defined as falling 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 subject to other relevant material considerations.</p> <p>In addition, the Council's <a href="#">Five Year Housing Land Supply Update (November 2021)</a> indicates the Council has 3.9 years supply with a 20% buffer applied. This is below the five year supply threshold. The lack of five year supply further supports the presumption in favour of sustainable development, in line with paragraph 11d of the NPPF. The scheme's contribution to supply must weigh in the planning balance, although it should be noted, that the 5 year supply position already assumes 95 dwellings on this site, so this scheme of 102 dwellings would not significantly boost the supply over and above the position already considered.</p> <p>Finally, the Housing Delivery Position Statement supports in principle development on sites which the Council has previously identified for development. This applies to this site, as confirmed in the table in Decision Making Principle 2.</p> <p>Overall, a number of policy indicators support the principle of development of this site. The determining factors will therefore relate to the impact of the proposal on a range of matters. Key matters are discussed below.</p> |                                                                        |

### **Educational Impacts**

A number of policies in the Local Plan, including CS3, CS7 and DM2 emphasise the importance of good quality education facilities and seek to protect them. This proposal would see the loss of part of the college, but it is noted that the supporting information states that this part of the site is surplus to requirements, and that the disposal will allow significant investment in the remainder. This would support the aims of CS3 and CS7.

Turning to Policy DM2 specifically, this policy seeks to guard against the loss of any premises or land used for community facilities including education uses. No marketing has taken place to satisfy part 1 of the policy. The applicant suggests that this is not necessary as the facility is not being lost, merely reduced. While the policy is silent with regard to partial losses, taking into consideration that the college is substantively being retained and improved, I consider that the aims of the policy are satisfied and marketing of the site is not required.

I am also mindful of the fact that the principle of development of part of the college site has previously been accepted by the Council.

### **Parking and other Highways Impacts**

Policies DM11-DM14 cover parking and transport impacts.

The question of parking has two elements: whether sufficient places remain for the college after the loss of this substantial car park, and whether the proposed parking meets the requirements of the residential scheme. It is noted that the applicant is satisfied with both elements. Both should be assessed against [the Council's Parking SPD](#). The Highway Authority should also be consulted to establish whether they are satisfied with the parking impacts of the proposal as well as other transport implications on the surrounding highway network, in particular college road and the surrounding residential areas.

See also 'other matters' below in relation to design and highway arrangements.

### **Brent Geese and Waders**

The site is immediately adjacent to Primary and Secondary support areas for Brent Geese and Waders. To meet the requirements of the Habitats Regulations, development proposals adjacent to sites used by these species will only be permitted where access and disturbance to the adjacent support site is prevented. This may require a package of avoidance and/or mitigation measures. The Council's ecologist and /or Natural England may advise further.

### **Other Matters**

Previous policy work indicated the following matters as key considerations for the development of this site. While there is no adopted or emerging policy that can be referred to, these may nevertheless be useful pointers to help with the assessment of the proposal and its acceptability:

- Whether contributions are required to support the expansion of Morelands School
- Whether the proposal respects and, where possible, enhances the setting of the buried Roman villa (SM) and road to the east;
- Whether the protected trees found on and adjacent to the site are protected and integrated satisfactorily

- Whether the design and layout provide
  - an appropriate means of vehicular access for the residential development (in a coordinated manner with the adjacent possible development site at Campdown to the south), and does not result in vehicular conflicts with the retained college campus;
  - an appropriate street frontage and relationship with residential properties on College Road;
  - Whether pedestrian and cycle routes are integrated throughout the development and accessibility is secured through the residential development and retained college campus, College Road, and the possible development site at Campdown to the south

**Conclusion**

The principle of the development of the site is supported in policy terms. The acceptability of the scheme then is determined by the detailed consideration of the proposed content and built form of the proposal.