

Planning Application Response of Planning Policy

Application No:	APP/21/01451
Site Address:	Southleigh Park House, Eastleigh Road, Havant, PO9 2PE
Development:	Reserved Matters application for the scale and appearance of the development, the landscaping of the site and the layout of buildings pursuant to Planning Permission ref. APP/17/00863 (B) (<i>Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works</i>). Request to Discharge Condition 17 of Planning Permission APP/17/00863 (B) as amended by APP/21/01292 (Design Code) and Condition 26 of Permission APP/17/00863 (B) (viability assessment).
Case Officer:	Gary Christie
Comments by:	Emma Chisnall
Date of Comments:	3 rd May 2022

There has been a material change in the local policy position with the Havant Borough Local Plan being withdrawn in March 2022.

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.

Following the receipt of the Inspectors' Interim Findings, the Examination was concluded, and the Havant Borough Local Plan was formally withdrawn on the 16th March 2022. Following this the Council has adopted a [Housing Delivery Position Statement](#). It does not form part of the development plan but it is relevant to this application.

The Housing Delivery Position Statement explains further how the Council intends to apply the presumption and is referenced in detail throughout these comments.

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. The lack of five year supply triggers a presumption in favour of sustainable development in line with paragraph 11d of the NPPF. The scheme's potential contribution to the 5 year supply must be afforded weight in the overall planning balance.

Principle of development:

In response to the high level of need for housing in the borough, Southleigh Park House was identified in the 2016 Local Plan Housing Statement for early release in advance of the emerging Local Plan. Planning permission APP/17/00863 for 90 dwellings was subsequently granted in January 2019 – which granted detailed permission for the conversion of the existing buildings to provide 20 units and outline permission for up to 70 residential units on the remainder of the site.

Southleigh Park House was subsequently identified as a housing allocation (H23) with the capacity to provide approximately 90 dwellings in each version of the Havant Borough Local Plan, including the Submission Plan.

The Council's Housing Delivery Position Statement recognises the need to significantly boost housing supply in Havant Borough. Decision Making Principle 2 indicates the Council will continue to support the principle of housing development on emerging site allocations that were proposed for allocation in the now withdrawn HBLP, including Southleigh Park House. Significant preparatory work has been carried out on these sites since the start of production of the HBLP in 2016, and these sites have also been subject to formal consultation.

As such, the site continues to be identified in the Council's Housing Delivery Position Statement as a site where the Council accepts the principle of development in order to significantly boost housing supply in the Borough.

Development Quality

Decision Making Principle 5 makes clear that the 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 acceptability of this application.

In addition to these standards, while the Local Plan containing the site allocation policy 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.

It is acknowledged that some of the matters covered by this principle relate to the reserved elements of this scheme. Nevertheless, the matters it is possible to address at this stage should be justified, while an indication of the proposed strategy to satisfy any detailed points through the reserved matters is also expected.

Density

Decision Making Principle 5 of the Council's Housing Delivery Position Statement sets out (amongst other requirements) that residential development will be expected to:

"Provide a minimum of 40 dwellings per hectare, based on a net developable area, or where relevant, an alternative density based on the site capacity set out in Table 1."

In this case, Table 1 identifies a site capacity of 90 dwellings which reflects the quantum of development established as part of planning permission reference APP/17/00863 and this is welcomed. It is noted the development proposals would also align with the amount of development envisaged by the outline consent.

Trees

The proposed works include a significant loss of trees similar to the previous application APP/20/00757 which was refused planning permission. It is noted that the Council's Arboricultural Officer continues to raise an objection in relation to the loss of trees and the associated impact on local character and the street scene. It is also noted that the trees should not be negatively impacted by the development if the scheme proceeds in accordance with the Tree Protection Plan and Arboricultural Method Statement.

Affordable Housing

Policy CS9 of the Havant Borough Local Plan (Core Strategy) requires developments of 15 or more units to provide 30-40% affordable housing. This proposal does not include any which is contrary to policy. It is noted that the applicant has submitted an updated Economic Viability Assessment which indicates that this development would be incapable of providing any affordable housing provision. An independent third party valuation should be sought with the cost borne by the applicant.

Conclusion

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. In particular, a conformity checklist would assist with assessing whether the proposals comply with the requirements of Decision Making Principle 5. This will assist in providing justification from departure from the development plan.

It is noted that there remains an objection from the Council's Arboricultural Officer though subject to compliance with the Tree Protection Plan and Arboricultural Method Statement development may proceed. It should also be noted that hybrid permission APP/17/00863 is also a material consideration which establishes the principle of the quantum of development proposed on the site.

Given the proposals would be non-policy compliant for affordable housing provision, an independent third party valuation of the applicant's Economic Viability Assessment should also be sought, with the cost borne by the developer.