

PLANNING APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/21/00989
Site Address:	Cabbagefield Row, opposite 123-133, Swanmore Road, Havant
Development:	Outline planning application for the development of 150 dwellings (3-bed; 4-bed and 5-bed dwelling houses and 1-bed and 2-bed apartments) addressing layout, scale and access, including biodiversity enhancements and buffers and species-specific enhancements, SUDS and car parking (with appearance and landscaping matters reserved)
Case Officer:	Lesley Wells
Comments by:	Jade Ellis
Date of Comments:	29 th September 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 must be afforded limited weight.

The following Adopted Local Plan policies are of particular relevance:

- CS9 – Housing
- CS16 – High Quality Design
- CS17 – Concentration and Distribution of Development within the Urban Areas
- CS19 – Effective Provision of Infrastructure
- CS21 – Developer Requirements
- DM6 – Coordination of Development
- DM10 – Pollution
- DM13 – Car and Cycle Parking in Residential Development
- DM24 – Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development
- AL1 – Presumption in Favour of Sustainable Development
- AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements
- LP1 – UE6a Cabbagefield Row

In the emerging Local Plan the following policies are of particular relevance:

- DR1 | Delivery of Sustainable Development
- IN1 | Effective provision of infrastructure
- IN3 | Transport and parking in new development
- IN4 | Future management and Management Plans
- H1 | High quality new homes
- H2 | Affordable housing
- H3 | Housing density
- H4 | Housing mix
- E1 | High quality design
- E2 | Health and wellbeing
- E3 | Landscape and settlement boundaries
- E12 | Low carbon design

- E16 | Recreational impact on Solent European Sites
- EX1 | Water Quality impact on Solent European sites
- E22 | Amenity and pollution
- H34 | Cabbagefield Row

Principle of Development:

The site is allocated for 116 dwellings under Policy LP1 under site reference UE6a in the adopted local plan, and is reaffirmed as a residential allocation in the emerging local plan under Policy H34, which allocates the site for 'about 155 dwellings'. It should be noted that this is based on a net site area of 3.86ha at 40 dwellings per hectare. As such, the principle of development is acceptable subject to other material considerations.

Whilst the outline application seeks planning permission for a slightly reduced quantum of development (150 dwellings), all allocations in the Plan are drafted in such a way to provide flexibility rather than minimums or maximums.

Five Year Housing Land Supply:

The Council's [Five Year Land Supply Further Update \(September 2021\)](#) indicates the Council has 4.3 years supply with a 20% buffer applied. This is below the five year supply threshold, and as such there is a presumption in favour of sustainable development (para 11d of the NPPF).

Significantly, however, it does not follow there is a tilted balance in favour of permission being granted – permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The Council adopted [a Housing Delivery Action Plan](#) in January 2021 which outlines the Council's response to the lack of a five year housing land supply.

The allocation for 155 units is included in the five year supply. However, the outline proposals envisage a reduced scale of development but would be unlikely to make a material change to the site's contribution to housing land supply.

Five year requirement with 20% buffer = 3,376 dwellings / 5 years = 675.2 dwellings a year

150 dwellings / 675.2 dwellings = 0.2 years

In this case, the scheme would contribute up to 0.2 years' supply of housing (rounded). This must be afforded weight in the overall planning balance.

Development Requirements:

Development proposals should be designed to meet the requirements in the Havant Borough Local Plan which can be afforded limited weight.

The full set of developer considerations can be found in the emerging allocation policy; please see Policy H34 in the Submission Local Plan.

It is noted that the submitted Planning Statement (Section 6) provides an assessment of how the proposals comply with the developer requirements of Policy H34. It does not however, provide an assessment against all of the relevant requirements in the emerging local plan. A number of key matters are discussed in detail below.

Affordable Housing:

The development proposals would constitute a 100% affordable housing scheme. Policy CS9 of the Adopted Local Plan seeks to deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more. Policy H2 in the emerging Local Plan similarly sets out a minimum 30% affordable housing requirement on sites outside of Havant, Waterlooville and Leigh Park town centre. In addition, 10% of the total number of new homes (gross) should be provided as shared ownership (as part of the overall affordable home ownership). It should be noted that paragraph 6.17 of the supporting text indicates a greater proportion of affordable housing over and above the requirement(s) will be supported. In such cases, the benefit of such proposals will be afforded weight in the determination of that scheme.

Housing Mix:

Policy H4 of the emerging Local Plan expects 35% of the overall housing mix to be provided as two-bedroom homes, unless locally identified need evidence indicates an alternative approach should be taken. It is noted that the dwelling mix includes 36 no. 2-bed 4 person apartments which would constitute 24% of the overall housing mix – a less than policy compliant level of two-bedroom homes. In this respect, paragraph 6.43 of the supporting text encourages housing choice and variety within developments through a combination of 3 and 4-bed person two-bedroom homes. The Council's Housing Manager will be able to offer further advice on the mix of affordable housing proposed.

Housing Quality Standards:

HBLP Policy H1 indicate that new homes should meet appropriate internal space standards, provide sufficient private and/or communal outdoor amenity space, and schemes of 10 houses (gross) or more should provide 30% designed to enhanced accessibility and adaptability standards. In addition, schemes of 50 dwellings (gross) or more should provide 2% designed to wheelchair accessibility standards.

It is noted that the proposed dwellings would be designed to meet and exceed Nationally Described Space Standards. In addition, 45 dwellings (30%) would be designed to M4(2) standards, with 8 dwellings (5%) designed to meet M4(3) standards. In the case of the latter, wheelchair accessible homes can only be provided as part of affordable housing where the local authority is able to allocate or nominate a person to live in that dwelling (see paragraph 6.6 of the submitted Local Plan).

Nature Conservation

The northern part of the site is designated SINC (Dunsbury Hill Grassland 2). Policies in both the adopted and the emerging plan require development to have regard to sites protected for nature conservation, and to protect, conserve and enhance them. This approach is supported by chapter 15 of the NPPF. Planning permission should only be permitted on or adjacent to a local nature conservation designation where:

- The value of the designation is retained and, where possible, enhanced in line with its original criteria for designation through avoidance and/or mitigation measures; or
- The benefit of the development can be shown to clearly outweigh the substantive nature conservation value of the site, and where the impact cannot be avoided nor mitigated, compensation is provided.

The applicant has submitted detailed ecological assessments and advice should be sought from the Council's Ecologist about the nature conservation value of this site, its SINC status the impact of the proposal, and the proposed mitigation and compensation package.

Development Requirements:

In addition to the above, emerging policies which are of particular relevance to the proposed development are summarised below:

- **Employment and skills training** – A financial contribution to support local people in accessing employment and skills training in accordance with emerging Policy DR2.
- **Community officer** – A financial contribution towards a community officer, to help new residents in the development integrate into existing communities.
- **EV charging infrastructure** – Electric vehicle charging infrastructure should be provided for each new residential unit with private off-street parking in line with emerging Policy IN3.
- **Low carbon design** – Residential development is expected to achieve a 19% reduction in Dwelling Emission Rate in accordance with emerging Policy E12.
- **Management plan** – A management plan is likely to be required through a legal agreement to establish the whole life management and maintenance of any common parts within the development.

Summary:

The principle of the development of this site is acceptable in policy terms, subject to other material considerations. In particular, it is noted that the scheme proposes a less than policy compliant proportion of two bedroom homes - the Council's Housing Manager will be able to offer further advice in respect of housing mix. A key consideration will be whether the value of the designated SINC can be retained, and where possible enhanced. It should be noted that the scheme proposes 100% affordable housing, and this must be afforded weight in the overall planning balance.