

Planning Application Response of Planning Policy

Application No:	APP/21/00931
Site Address:	Dairy Crest Depot, Dunsbury Way, Havant
Development:	Outline application for demolition of the existing buildings and development of the site to provide 31 homes with associated parking, access and landscaping
Case Officer:	Lewis Oliver
Comments by:	Gill Glover
Date of Comments:	15 th November 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 and documents are of particular relevance:

- CS1 Health and Wellbeing
- CS2 Employment
- CS9 Housing
- CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- CS16 High Quality Design
- CS17 Concentration and Distribution of Development within the Urban Areas
- CS21 Developer Requirements
- DM3 Protection of Existing Employment and Tourism Sites
- DM8 Conservation, Protection and Enhancement of Existing Natural Features;
- DM11 Planning for More Sustainable Travel;
- DM13 Car and Cycle Parking on Residential Development;
- DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development;
- AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements;
- Havant Borough Council Housing SPD (July 2011), and;
- Havant Borough Council Parking SPD (July 2016).

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

- DR1 - Housing
- 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 - Efficient use of resources and low carbon design
- E14 – The Local Ecological Network

- E15 – Protected Species
- E16 – Recreational Impact on Solent European Sites
- EX1 – Water Quality Impact on Solent European Sites
- E20 – Drainage Infrastructure in New Development
- C1 – Protection of Existing Employment Sites

Background: This application follows an outline planning permission for the redevelopment of Former Dairy Crest site for up to 74 dwellings with access off Fulflood Road which was granted on 31 March 2021, with all matters reserved except access (reference APP/18/01109).

Principle of development:

The site lies within the urban area as defined by Policies CS17 and AL2 of the Local Plan, (and Policy E3 in the emerging Local Plan) which seek to concentrate new development within the five urban areas of the borough. There is therefore a presumption in favour of sustainable development, subject to other relevant policy considerations in the Plan.

Loss of Employment

Paragraph 6.1 of the submitted Planning Statement suggests that the current use of the site is part residential (C3) and part disused warehouse and commercial use (Class E), as such at least part of the site was last used for employment purposes.

The submitted Planning Statement does not address the loss of employment in the context of Policies CS2 and DM3 in the Adopted Local Plan. Nevertheless, it is noted the principle of development, and specifically the loss of employment land has, however been established through the grant of outline planning permission (reference APP/18/01109). It should be noted that this represents a material consideration in the determination of the application.

Housing Density

Emerging Policy H3 indicates that development proposals should secure a net density of at least 40 dwellings per hectare, and at least 55 dwellings per hectare within defined opportunity areas (which are shown by Figures 23-26 in the Submission Local Plan). The application site would fall within the Leigh Park District Centre Opportunity Area (Figure 25), and therefore development would be expected to provide a minimum of 55 dph.

The outline development proposals would provide for a net density of 62 dph based on a gross site area of 0.5 ha. Whilst this would represent a reduction from the 156 dph based on a gross site area of 0.5ha (excluding the provision of on-site open space), it is considered that the development proposals would provide for an appropriate density relative to accessibility to services and public transport in Leigh Park.

Affordable Housing and Housing Mix

Policy CS9 of the Core Strategy indicates that a 30% affordable housing requirement will apply unless a lesser requirement is transparently justified on viability grounds. In contrast to the outline consent, the applicant is not seeking to justify a less than policy compliant level of affordable housing provision. Paragraph 7.2 of the submitted Planning Statement indicates that the proposals will provide for affordable housing in accordance with the Council's adopted policies. The Council's Housing Manager will be able to offer further advice in terms

of the type and tenure of affordable housing that should be provided. Affordable housing provision would be secured through a section 106 agreement.

Emerging Policy H4 indicates that 35% of the overall housing mix to be provided as 2-bedroom homes. It is noted that the proposed unit mix will consist of at least 12 two bedroom apartments, and a mixture of 2, 3 and 4 bedroom houses. The development proposals would comply with this policy given that apartments would represent 38% of the overall housing mix.

High Quality New Homes

Emerging policy H1 identifies that the Borough is promoting housing that meets the future needs of residents. The development should be aware that it is expected that *at least* 30% of dwellings on the site will meet standard M4(2) of the building regulations 2015. It is noted that paragraph 6.7 of the submitted Planning Statement highlights that units 1-12 meet or exceed the minimum space standards for two-bedroom person flats, whilst the house layouts are to be confirmed at Reserved Matters stage.

Efficient use of resources and low carbon design

Emerging Policy E12 sets out how the Council expects new development to address climate change through local carbon design. Proposals will be granted where they achieve reductions in CO2 emissions of 19% of the Dwelling Emission Rate compared to the Target Emission Rate of Part L of the Building Regulations. This is the equivalent to the requirements of Level 4 of the withdrawn Code for Sustainable Homes. Clarification should be sought from the applicant as to whether the development could be designed to these requirements, though such details may follow at Reserved Matters stage.

The emerging policy also indicates that the Council will encourage the independent certification against the Home Quality Mark (HQM).

Parking

Policy DM13 and the [Havant Borough Parking SPD \(July 2016\)](#) set out the parking standards for new development in the Borough. The minimum standards for unallocated residential parking can be found in Table 4B of the SPD. The cycle parking/storage provision can be found in Table 4D of the SPD.

It is expected for each new home with private off-street parking to provide an Electric Vehicle charging point in line with emerging Policy IN3.

Summary

The principle of development has been established by the grant of outline planning permission APP/18/00931. Furthermore, the proposals would generally comply with the Council's housing policies on affordable housing, housing mix and space standards. Clarification is however, needed from the applicant in terms of whether they could meet the low carbon design requirements. Though the submitted scheme is of a lower density compared to the previously approved scheme, it is considered the proposals would provide an appropriate density having regard to the proximity of services and facilities in Leigh Park District Centre.