

Planning Application Response of Planning Policy

Application No:	APP/21/00893
Address:	Land north of Long Copse Lane, Emsworth, PO10 7UN
Development:	Outline planning application for demolition of the existing buildings and the erection of 210 dwellings and associated landscaping, access and supporting infrastructure (all other matters reserved)
Case Officer:	AE
Comments by:	JB
Date of Comments:	11 October 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 following Adopted Local Plan policies are of particular relevance:

- 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
- 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
- DM25 - Managing Flood Risk in Emsworth
- AL1 – Presumption in Favour of Sustainable Development
- AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements
- Policy 15 (M&W Plan): safeguarding – mineral resources

The [Havant Borough Local Plan](#) (HBLP) was submitted for Examination in February 2021 and may be afforded limited weight. In the emerging Local Plan the following policies are of particular relevance:

- DR1 | Delivery of Sustainable Development
- DR2 | Regeneration
- IN1 | Effective provision of infrastructure
- IN3 | Transport and parking in new development
- IN5 | 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

- E9 | Provision of public open space in new development
- E12 | Efficient Use of Resources and Low carbon design
- E13 | Historic Environment and Heritage Assets
- E14 | Local Ecological Network
- E15 | Protected Species
- E16 | Recreational impact on Solent European Sites
- EX1 | Water Quality impact on Solent European sites
- E18 | Trees, hedgerows and woodland
- E20 | Drainage infrastructure in new development
- E22 | Amenity and pollution
- H8 | Land North of Long Copse Lane

[The Emsworth Neighbourhood Plan](#) was made in September 2021 and now forms part of the development for the Emsworth area, where this site is located. Particular attention is drawn to the following policies:

- D1 to D7 | Design + Design Checklist
- L1 | General Housing Policy
- L2 | Housing Mix

Principle of development

The site lies outside of the urban area as defined by policies CS17 and AL2 of the adopted plan. These policies seek to restrict development in these locations, except in exceptional circumstances. It is not considered that any of the exceptions for housing would apply here. By contrast, the site in question is subject to an allocation for residential development of about 260 units in the emerging Local Plan (policy H8).

Whether the principle of development can be given full support in policy terms therefore depends to a large degree on when the application is determined. The emerging Local Plan has reached an advanced stage of preparation and is currently subject to independent examination.

At this point, while the emerging allocation may be given some weight, an in principle objection to the development would arise under the adopted local plan. These comments will be updated should the status of the site in the emerging plan change or if the examination concludes.

Five year housing land supply

The Council's [Five Year Land Supply Further Update \(June 2021\)](#) indicates that the Council has 4.3 years supply with a 20% buffer applied. It is acknowledged that 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, it does not follow that planning permission should automatically be permitted for development which would boost housing supply. However— permission should only be refused where 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 assumed supply includes 120 units on this site beginning in 23/24. The current application is in outline only and reserved matters would need to be approved at a later date. It is therefore not considered likely that permitting the current scheme would improve the supply position beyond that currently assumed, although it is of course acknowledged that

permission will need to be granted for the supply to be realised, and a scheme of 210 will make a significant contribution, as shown below:

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

210 dwellings / 675.2 dwellings = 0.31 years

While this must be afforded weight, detailed consideration of the impacts of the proposal is still required to weigh the overall planning balance.

Detailed Considerations

The site allocation policy for the site sets out key opportunities and constraints, as well as development requirements. These are contained in Policy H8 of the Submission Local Plan and, insofar as they are relevant at the outline stage, should be considered in detail in the determination of this application. It is noted from the applicants' submission that they are fully aware of this policy and its contents, as well as development requirements arising from other policies in the emerging local plan. It is accepted that some of the matters highlighted will not become relevant until any reserved matters application.

Emsworth Neighbourhood Plan, including Design Checklist

The policies in the Emsworth Neighbourhood Plan are part of the development plan for this area.

Particular attention is drawn to the design policies D1 to D7, including a local design checklist, which should all be considered in detail in the preparation of the reserved matters applications. The submitted Design & Access Statement makes no obvious reference to these policies.

Also of particular relevance is policy L2, which sets an expectation for the particular housing needs of Emsworth to be considered. This is in addition to the provisions regarding housing mix in policy CS9 of the adopted Core Strategy and H4 of the emerging Local Plan.

Summary

It is acknowledged that the Council is not currently able to demonstrate an up-to-date five year housing land supply position. The scheme would contribute 0.31 years' supply of housing. Part of the quantum for this site is already assumed within the five year supply calculation.

While the 5 year supply position must be weighed in the planning balance, the development plan remains the starting point in decision making. Under the adopted local plan there is an 'in principle' policy objection to the proposal, the site being located outside of the urban area/settlement boundary. By contrast, the emerging Local Plan includes a site allocation for this land. This may be given limited weight until such time as it is adopted, although in any event it is a useful indicator of the key matters to be considered in the determination of this application as well as any eventual reserved matters submissions.