

## Pre-application Response of Planning Policy

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| <b>Application No:</b>   | APP/21/00601                                                                |
| <b>Address:</b>          | Land adjacent to Bosmere Medical Centre, North of Solent Road, Havant       |
| <b>Development:</b>      | New headquarters building for Portsmouth Water and new commercial buildings |
| <b>Case Officer:</b>     | David Eaves                                                                 |
| <b>Comments by:</b>      | Jacqueline Boulter                                                          |
| <b>Date of Comments:</b> | 5 August 2021                                                               |

### **Policy Status:**

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the Hampshire Minerals and Waste Plan form the development plan for the borough. [The emerging Havant Brough Local Plan](#) is currently subject to examination and carries limited weight.

### **Principle of development:**

Policies CS17 and AL2 of the adopted Local Plan seek to focus development within the defined settlement boundary. The land in question lies within the urban area as defined by these policies, and development is therefore supported in principle.

In addition, and more specifically, the adopted local plan includes an allocation for employment development on this site under Policy HB2 (site BD14 Solent Road North).

This allocation is not proposed to be taken forward into the emerging local plan (see discussion under flood risk below). The land would become 'white land' but remain within the defined settlement boundary under emerging policy E3. While the direction of travel therefore is that the specific support of an employment development allocation would fall away upon adoption of the emerging local plan, the in principle support for development within the defined settlement boundary would remain.

Overall, the policy position therefore favours development on this site in principle. Material considerations in the determination of any application would therefore relate to the details of the proposal. Key matters of policy are discussed below.

### **Employment floorspace:**

The allocation envisages 6,600sqm of employment floorspace. The proposal is for significantly less at just over 4,000sqm. The allocation floorspace represents an assessment of likely possible floorspace, not a target, and while efficient use of land must be considered, so must other site needs and constraints. Overall, the amount of floorspace proposed is considered acceptable in policy terms.

### **Flood Risk:**

The vast majority of the site lies in Flood Zone 2 and 3, both in the present day and with climate change. The access is also in Flood Zone 3. Based on current EA mapping flood risk cannot be avoided in developing the site.

It is noted that the applicant has undertaken hydraulic modelling to assess the extent of the flood risk area more accurately and has consulted with the EA in undertaking this modelling. A permit has been granted by the EA for a scheme to remove a culvert from the adjoining watercourse. The applicant indicates that these works are underway and when completed, the site will remain flood free during the 1 in 100 year plus climate change scenario and will be therefore located in Flood Zone 1. The FRA accompanying the license applications for these works concludes that they would not increase flood risk elsewhere.

The planning application is also accompanied by a Flood Risk Assessment. It is noted that in terms of fluvial flooding it relies on the flood alleviation works mentioned above. The EA should be consulted on this assessment and its conclusions with regard to flood risk on site and in the surrounding area, which had previously been highlighted as a particular concern. If the EA confirm they are satisfied, this would address the policy concern on this matter.

It is also noted that the application includes SuDS proposals, which is welcomed.

### **Conclusion**

The principle of the proposed development is supported by the fact that the site lies within the urban area and benefits from an allocation in the adopted local plan.

The key consideration regarding the sustainability of development of this site relates to flood risk. The applicant has undertaken detailed modelling and flood alleviated works are underway. Consultation with the EA should establish whether flood risk concerns are satisfied.

If this overriding consideration can be addressed, other key considerations include:

- transport impacts and access arrangements
- on-site parking arrangements to satisfy the council's standards
- relationship with nearby residential properties (visual, noise etc)
- relationship with the conservation area
- TPO trees
- ecology impacts
- sustainable design

It is noted that the applicant has addressed these points in detail in their submission.