

PLANNING APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/15/01435
Site Address:	Land South of Bartons Road, Havant
Development:	Outline application for residential development (175 dwellings) with associated infrastructure.
Case Officer:	David Eaves
Comments by:	Robyn Lyons
Date of Comments:	18 January 2016

Policy Status

The adopted Local Plan (Core Strategy), the Local Plan (Allocations) and the Hants Waste and Minerals Plan provide the development plan for the Borough.

Principle of development

The site is formally allocated for residential development in the Havant Borough Local Plan (Allocations) which was adopted by the Council in 2014.

Policy HB1 (Havant and Bedhampton Housing Allocations) is the policy that relates most specifically to the site, allocating it for approximately 203 dwellings under site reference UE3b. The number of dwellings indicated through this policy is intended to be indicative rather than prescriptive.

The adopted Local Plan (Allocations) identifies site specific development requirements for this site. The indicative layout plan appears to show awareness of these requirements. This includes provision of appropriate cycle/pedestrian access points, having regard to the relationship with the adjacent listed building, the need for landscape buffers and the vehicular access being provided north onto Bartons Road. Conditions relating to these matters are likely to be required.

Although the potential number of dwellings achieved by this proposal (175 dwellings) is less than the 203 indicative figure in the Local Plan this is satisfactory and appears justified due to the apparent need for swales, space around TPOs, retaining existing landscape buffers and the setting for the adjacent listed building.

Planning Policy officers support the principle of the development at this site. It is in accordance with the adopted Local Plan and will contribute to ongoing housing need and supply.

Local Plan Policies

Various policies from the Local Plan will apply to the site to secure an appropriate development.

This will include policies from the adopted Local Plan (Core Strategy) relating to design and neighbouring amenity (Policy CS16); the requirement for 30% affordable housing (Policy CS9); matters relating to open space and increased footpath/cycle use (Policy CS1); and protecting and enhancing the special environment (Policy CS11).

Policies from the adopted Local Plan (Allocations) include HB1 (and the associated site specific requirements); and DM23 in relation to Solent disturbance mitigation.

Further policies will also be applicable and advice can be provided on these to the case officer should it be required.

Section 106 Agreement – Deed of variation required

A S106 legal agreement dating from 1992 applies to the majority of the land between Denvilles and Emsworth, including the development site. If planning permission is granted for development at this site then a Deed of Variation will need to be entered into between the original parties to the legal agreement (i.e. the landowner and the Council). It would most likely seek to remove the site from the land covered by the original agreement so that the proposal/development can take place. This was similarly done recently to allow for the development of the Havant Crematorium and permission at Land west of Horndean Road Emsworth. This was identified as a requirement throughout preparation of the Local Plan.

Community Infrastructure Levy

CIL will be required along with contributions relation to the Solent Disturbance mitigation project.